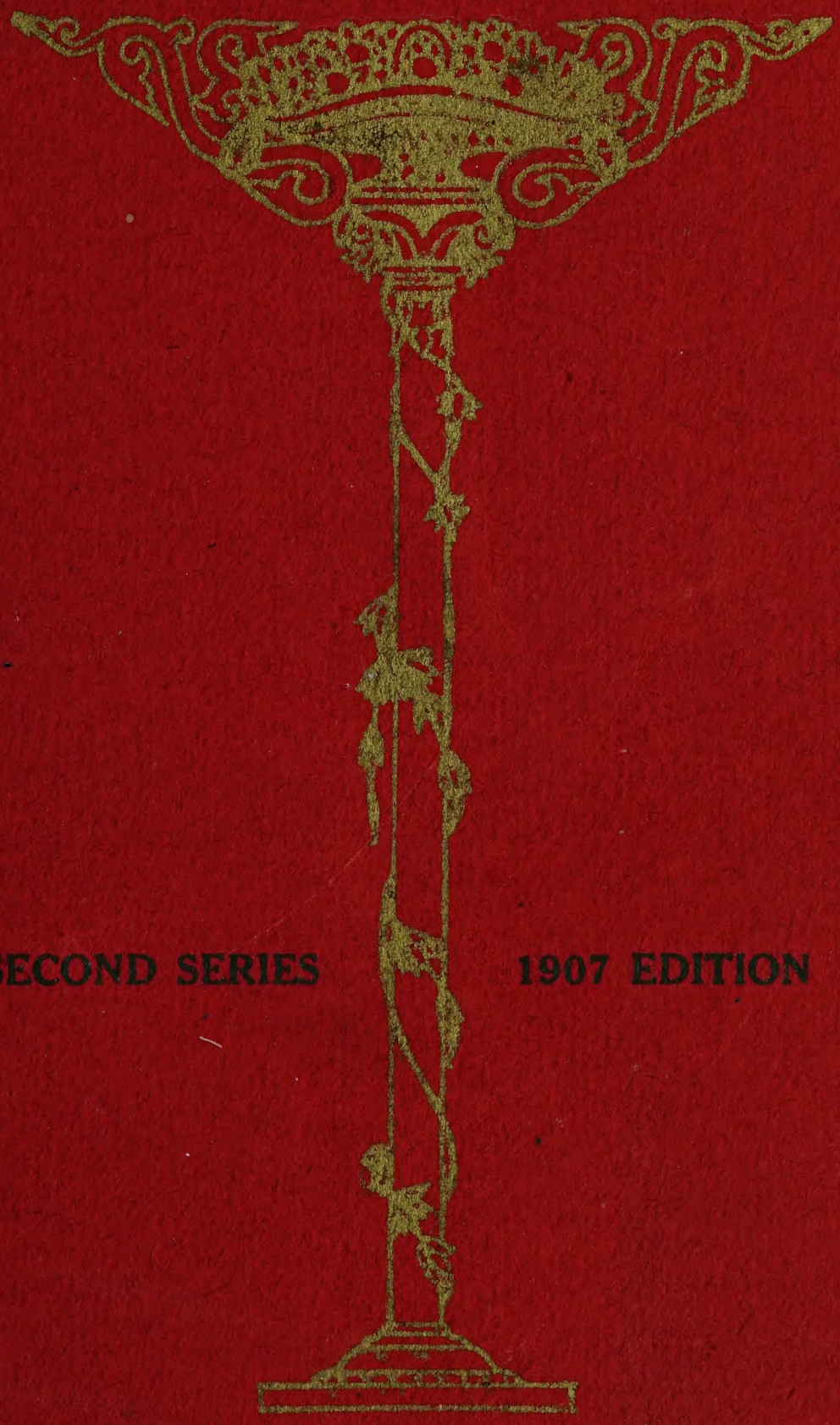
Twentieth Century Cottages



SECOND SERIES 1907 EDITION

The Russell Co., Minneapolis, Minn.

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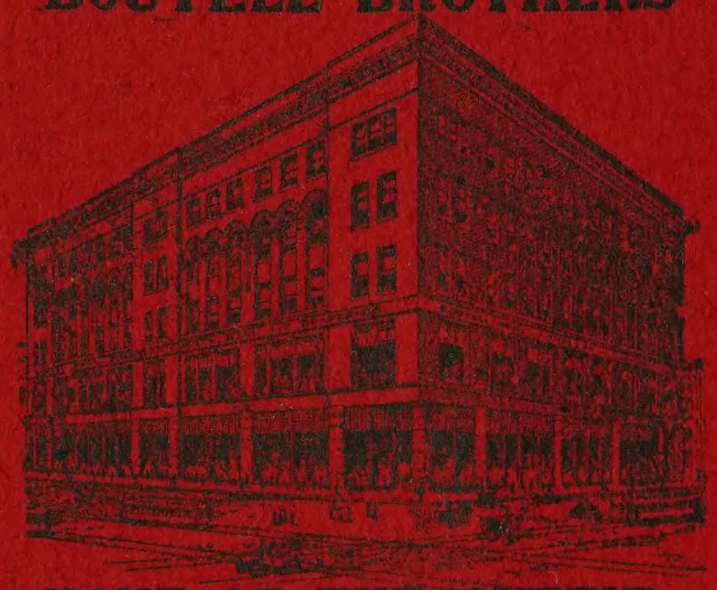
FURNISH A HOTEL, OFFICE OR ROOM?

BOUTELL BROTHERS



HOME OF THE OUTFIT

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FURNITURE,
CARPETS,
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REMEMBER that Boutell's Good Furniture costs you no more than the cheaply-made kind. :: :: ::

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A Minneapolis Institution owned by Minneapolis People. Established 1871

It Will Interest You

To know that the mill work, sash and doors constitute the principle parts of interior decorations, and that we are especially equipped to turn out work that will be pleasing to you and a credit to the Architects who designed it. Our prices are the lowest, as we can easily demonstrate to you if we are given the opportunity to figure on your work. Don't argue, figures talk. Let us show you.

Yours for good work at right prices

UNION SASH & DOOR COMPANY

213 South Eighth Street

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Our Proposition on Special Houses:

It is often the case that a client has a plan of a home in his mind that he wants, and that he is unable to find anything in published designs to meet his desires. As we are always ready to make new designs and plans, specially adapted to the wants of our clients, we will upon receipt of $5.00 and a rough outline or sketch of your own idea, scale up the first and second floors to ⅛ in. to the foot and give you a view or perspective picture of how it will appear when completed. The additional charge for all full working plans will be as reasonable as possible and the $5.00 paid for the perspective will apply on the cost of plans and specifications. In that case these sketches will cost you nothing and you will have your own ideas embodied in your home.

THE RUSSELL CO.

B1
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Don't Forget

In looking over the Beautiful Designs within, that each house can be Artistically fitted out with Lighting Fixtures to suit any purse, at our old friends, the

Minneapolis Gas Fixture Company

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ANDREWS HOT-WATER HEATING

THE COST OF HEATING A HOME

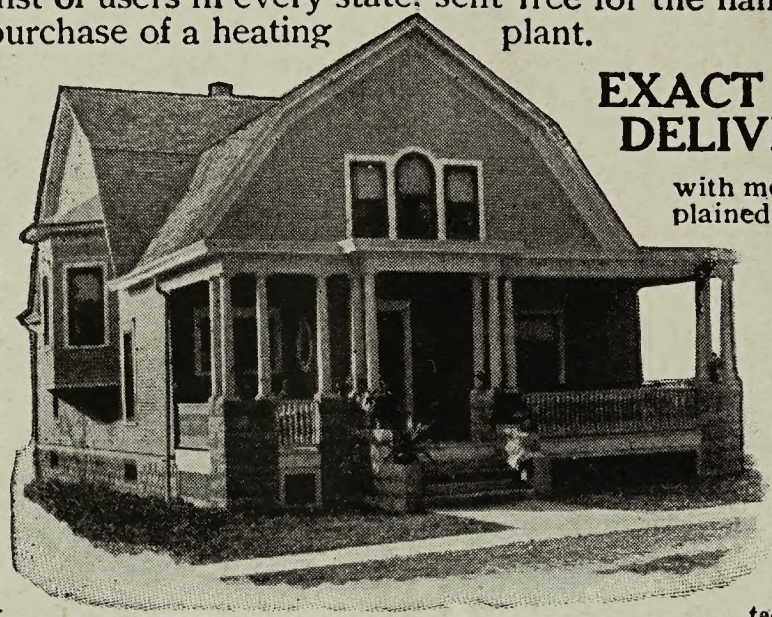
DO you know that a hot water heating plant costs less than any other system of heating, less than stoves, less than a furnace or steam—and is more satisfactory?

The Andrews Hot Water Heating Systems, scientifically designed and manufactured by thousands from the best of material and sold direct "from factory to user," can be placed in your house at such a price that you can not afford any other method of heating.

OUR 72-PAGE BOOK "HOME HEATING" explains the principles of hot-water heating, tells how you can get valuable information about boilers, how to estimate radiation, proper size of piping, costs and much information of practical value. It tells about the Andrews System in detail, gives a large list of users in every state, sent free for the names of two persons likely to be interested in the purchase of a heating plant.

THE ANDREWS SYSTEM

This is an improved and simplified method of heating buildings—old as well as new—including a number of exclusive patented features. It is the result of highly specialized engineering practice combining all the essentials of a simple and economical heating plant. These plants are sold direct from factory to user, saving 25 to 75 per cent of the price paid us. Every plant is individually planned by our engineers and laid out on your architect's plans or plans made by our engineers from a sketch with measurements sent us by you. Each of our heating plant is sold under

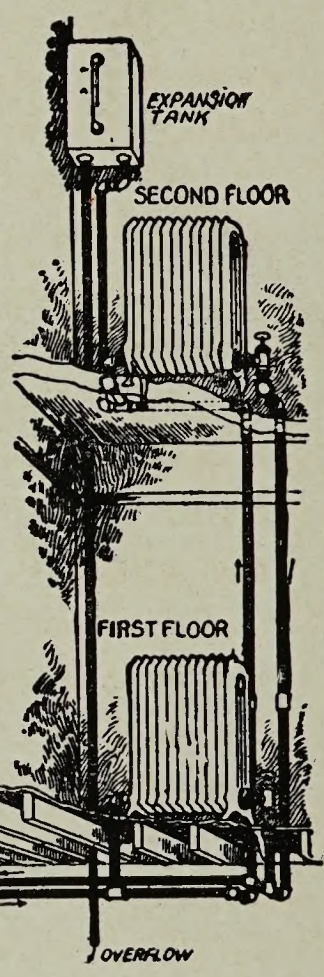


THIS 6-ROOM HOUSE HEATED for $204

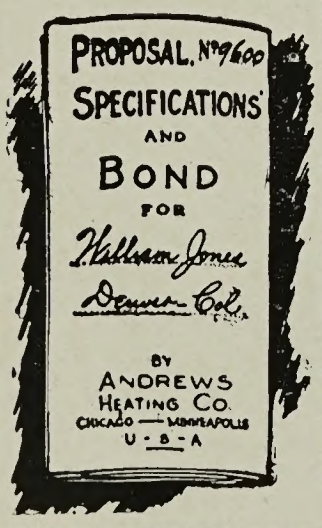
EXACT PRICE DELIVERED

This will be sent to any one sending us architect's plan or any rough sketch with measurements, windows, etc., as explained in "Home Heating," also estimate of what you should pay for erecting, if you employ a mechanic or handy man.

J. R. McClean, Wilton Jct., Iowa, writes: "Our plant is giving us very good satisfaction and **has come up to your guarantee**; have had no trouble in keeping the house very comfortable through the coldest weather (20 degrees), **with about one-half more coal than it took to run our hard-coal stove, which only heated two rooms.**"



360 DAYS FREE TRIAL GUARANTY BOND

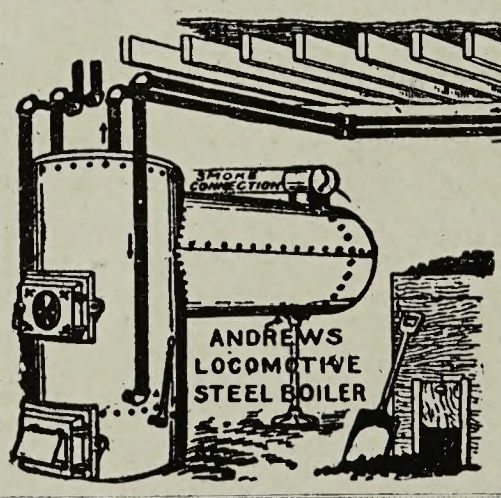


facsimile of which is shown in "Home Heating"—the strongest guaranty offered by any firm and one which we could not afford to give if the plants were not universally satisfactory.

THE MATERIAL

Our price includes richly ornamented Radiators, Andrews steel boiler, Andrews Regurgitating safety valve, fittings, valves, floor and ceiling plates, gold bronze brushes and also all piping cut and threaded so that any handy man can screw together complete.

The Andrews Steel Boiler is manufactured in two styles—vertical and locomotive—from 60,000 pound steel of the same thickness as steam-power boilers, containing large amount of quick-heating surface, making the most economical fuel consumption and no repairs.



SECTIONAL VIEW SHOWING BOILER PIPING, RADIATOR EXPANSION TANK AND CIRCULATION OF WATER

WE DO IT RIGHT IN 44 STATES, CANADA AND ALASKA

499 Hennepin Ave.
Minneapolis, Minn.

ANDREWS HEATING CO.

546 La Salle St.
Chicago, Ill.

INTRODUCTION

TO OUR PATRONS:—

This book of designs is sent to you with the hope that it may help you in the selection of a plan for your future home that will always remain a source of comfort and enjoyment. Particular attention has been given to the arrangement of the rooms so that no space shall be left that does not have its distinctive use. No work has been spared so as to produce an arrangement that will lessen the work of the house-wife and make as easy as possible her manifold duties.

The exteriors of these cottages have been designed with the idea of furnishing an attractive design of a pattern that will be inexpensive to build.

It is impossible in this limited space to anticipate all the peculiar requirements on account of some local condition that our patrons may have to deal with, but we can without doubt fulfill your wants if you write us stating just what your requirements are and which one of the designs shown comes nearest to your ideas. In a great many cases we can change the plans at a very small additional cost so as to be satisfactory to you.

It is impossible for us to illustrate here all the designs which we have completed, and as we are designing new homes constantly it may be possible that we can send you by return mail just the arrangement you wish. Your correspondence is solicited.

Our estimate cannot be considered as exact, as local conditions, thoroughness with which the work is performed, the interior finish and decorating, are all matters which greatly alter prices and which we have no way of estimating.

All floor plans are drawn to one=quarter inch scale and specifications are written especially for the plans with which they are sent.

Do not attempt to build any house without complete plans and specifications for same, as by so doing you are only endangering yourself to misunderstandings which often lead to law-suits.

With our best wishes that your future home may be a source of pride and handiness, we are yours to command,

THE RUSSELL COMPANY,

515 Century Bldg., Minneapolis, Minn.

REMOVED TO
49 PATTON BUILDING,
MILWAUKEE, WIS.

ALLIED PRINTING TRADES UNION LABEL COUNCIL CITY OF MPLS

LINOFELT

THE MATERIAL THAT WILL KEEP OUT
THE FROST AS WELL AS THE WIND

It Will Save Forty Per Cent *of* your Fuel Bill

If applied between sheating and siding on outside walls and between studding as a substitute for back plaster. We have proven this by actual test.

IT COSTS BUT LITTLE

more than the ordinary way of building. The saving in one season will pay the difference and you will have a comfortable house free from drafts in the bargain. Ask your architect about it. Write for free booklet and sample.

ADDRESS

Union Fibre Company

104 Mechanic Street WINONA, MINN.

No. 143.

Complete Plans and Specifications for $35.00

This design would appear at its best on a corner lot or as a suburban home.

Entering the hall from which the stairs start we have a view of the fine living room which is made doubly attractive by the large bay window and the fine fire place.

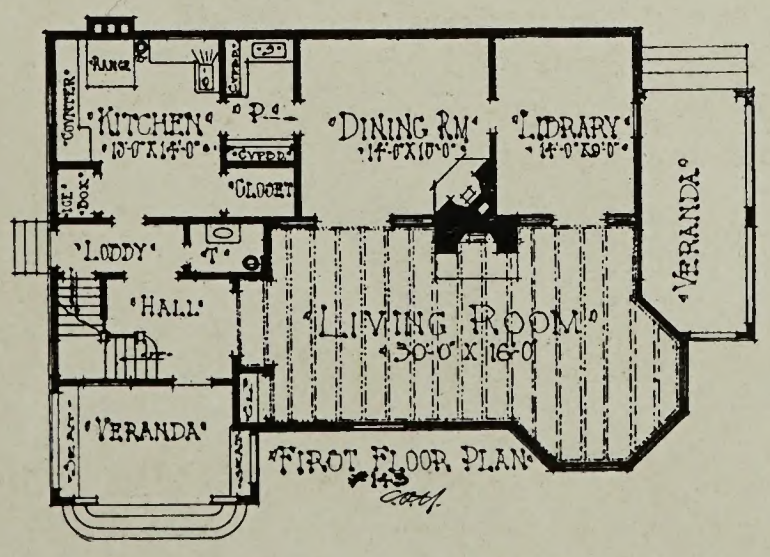
The dining room opens off of this room direct and an excellent pantry connects with a good kitchen.

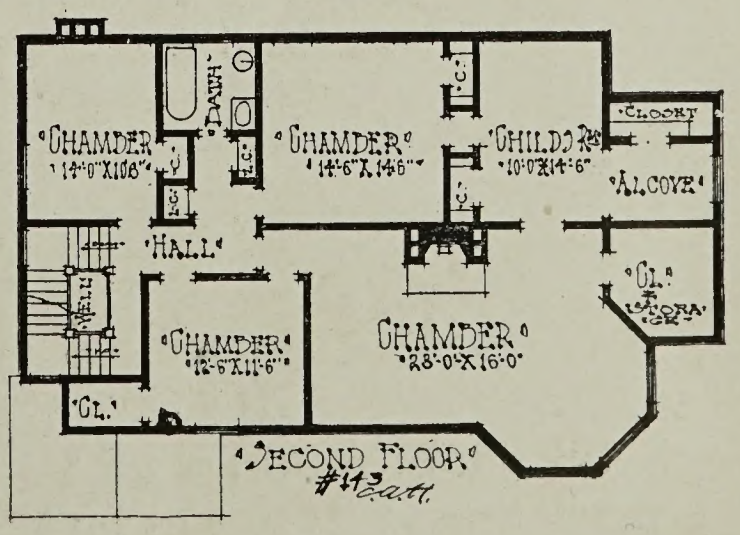
A back stairs to the stair landing could be provided if desired.

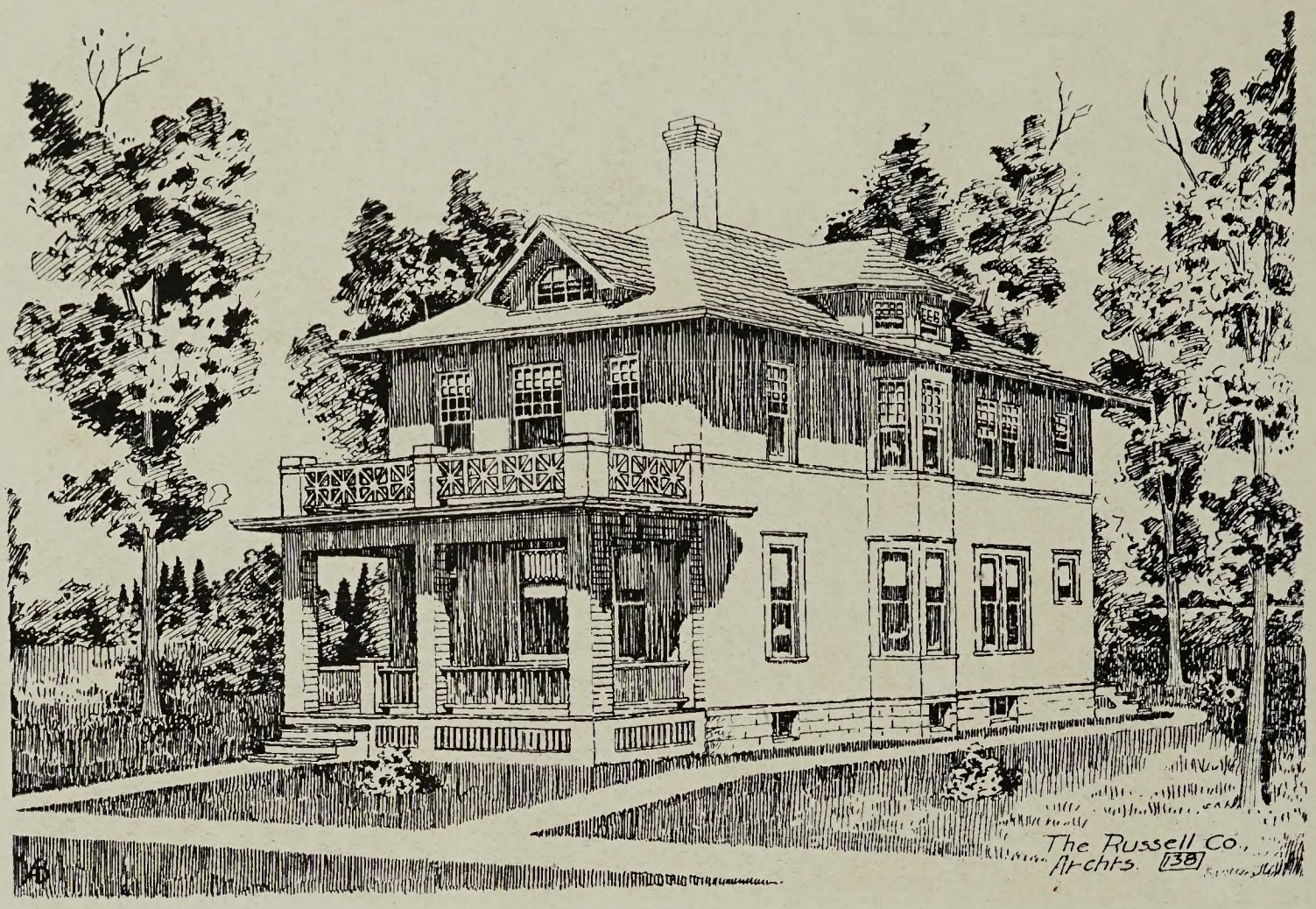
Three good bedrooms, a bath room and an extra large chamber, with childs room off of it, are arranged on second floor.

The attic furnishes ample room for storage purposes.

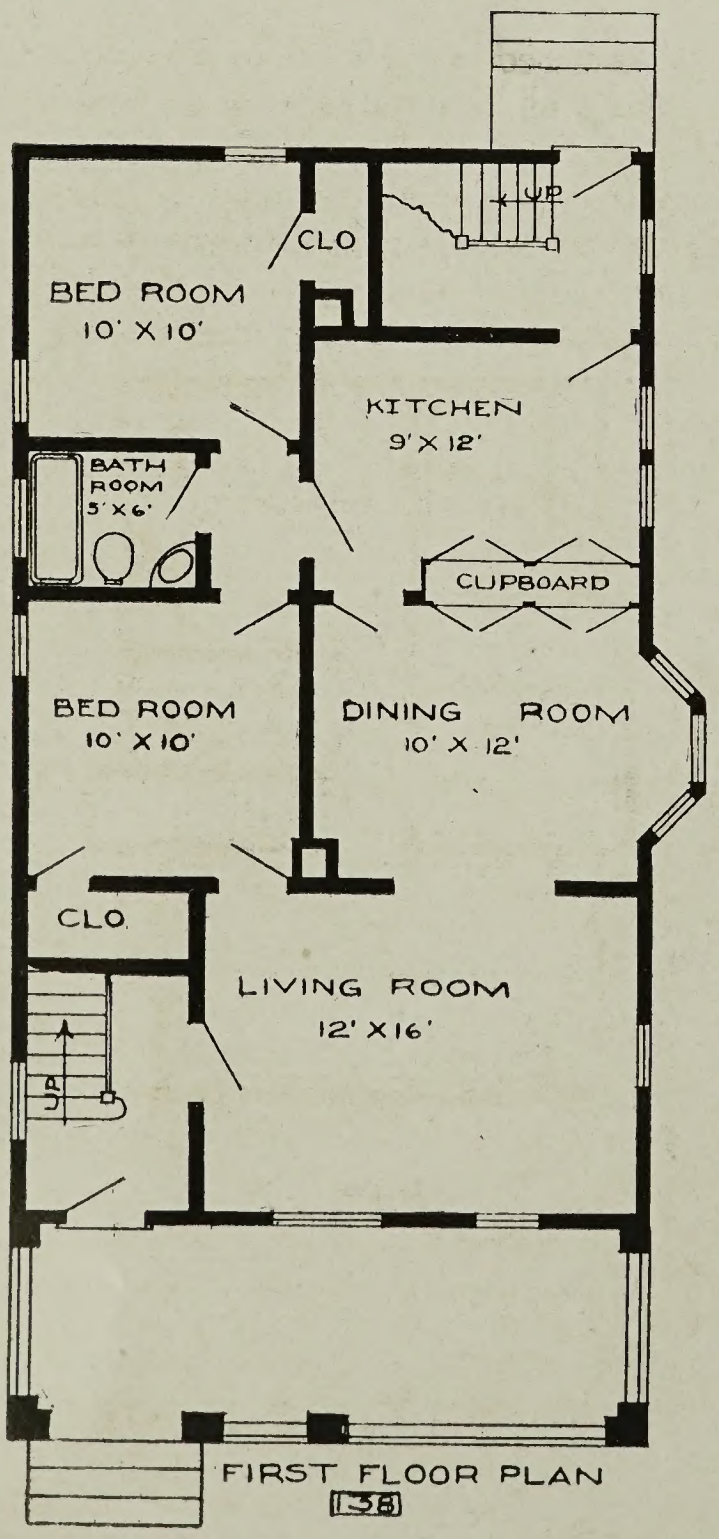
The interior finish and decoration of this home will so materially alter the cost that we will not attempt to estimate the cost until our client decides on finish preferred.







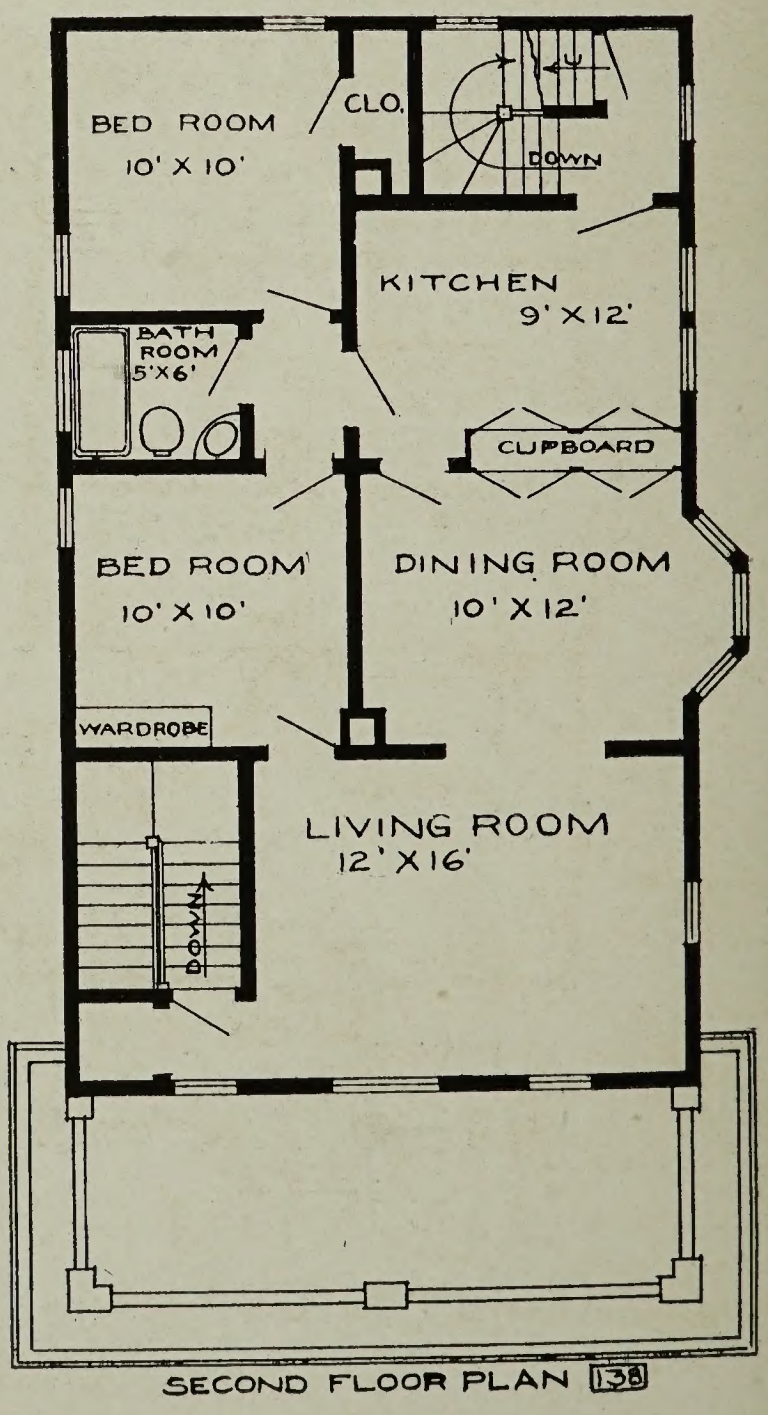
No. 138. Complete Plans and Specifications for $30.00

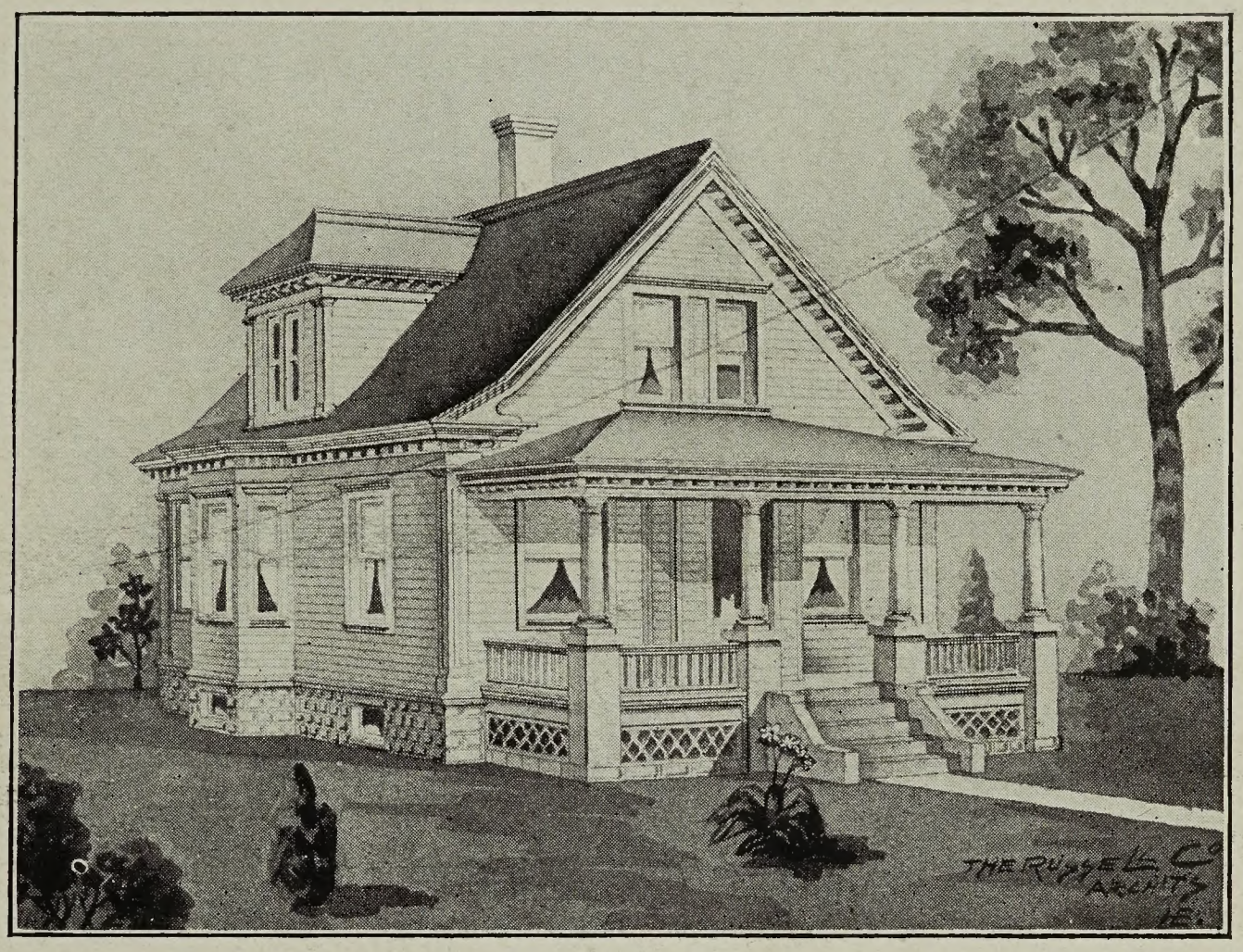


This duplex design, while inexpensive to build, has a destinctive charm that is often lacking in houses of this character. The good returns which an investment of this character yields warrants your careful study before deciding just what description of a house you will build.

The small hall off of the kitchen which connects the bathroom and chambers gives this part of the house a privacy that will be appreciated.

At the present high prices of material and labor this house will cost $3560 to build, exclusive of heating or plumbing.

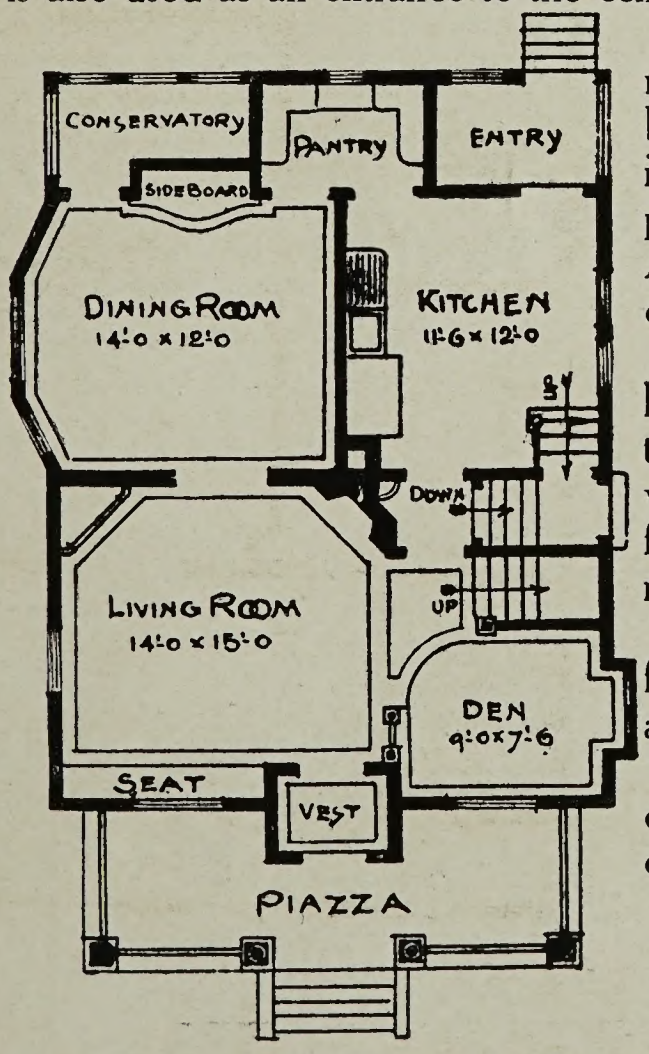




No. 112. Complete Plans and Specifications of this cottage for $19.00.

This charming picturesque cottage is one in which we have centered our best efforts to produce an exterior and interior arrangement that will give to our patrons all of those little details which distinguish the well built and designed home from that planned by an inefficient builder.

The vestibule opens direct into the large living room with a view of a pretty fire-place in front, and to the right a cozy little den and open staircase. The passage direct to kitchen has a lavatory and is also used as an entrance to the cellar stairs where we have a door opening on the grade to the yard.



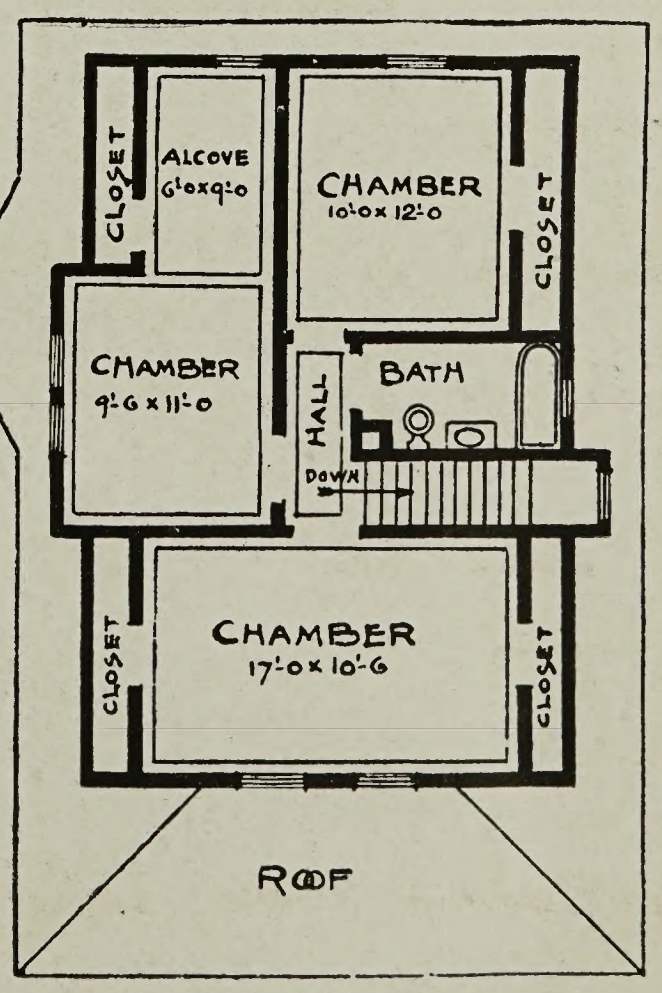
FIRST FLOOR PLAN

The well lighted dining room with a built-in side-board, and door opening into conservatory is sure to please the most particular. A well ordered pantry opens into a good kitchen.

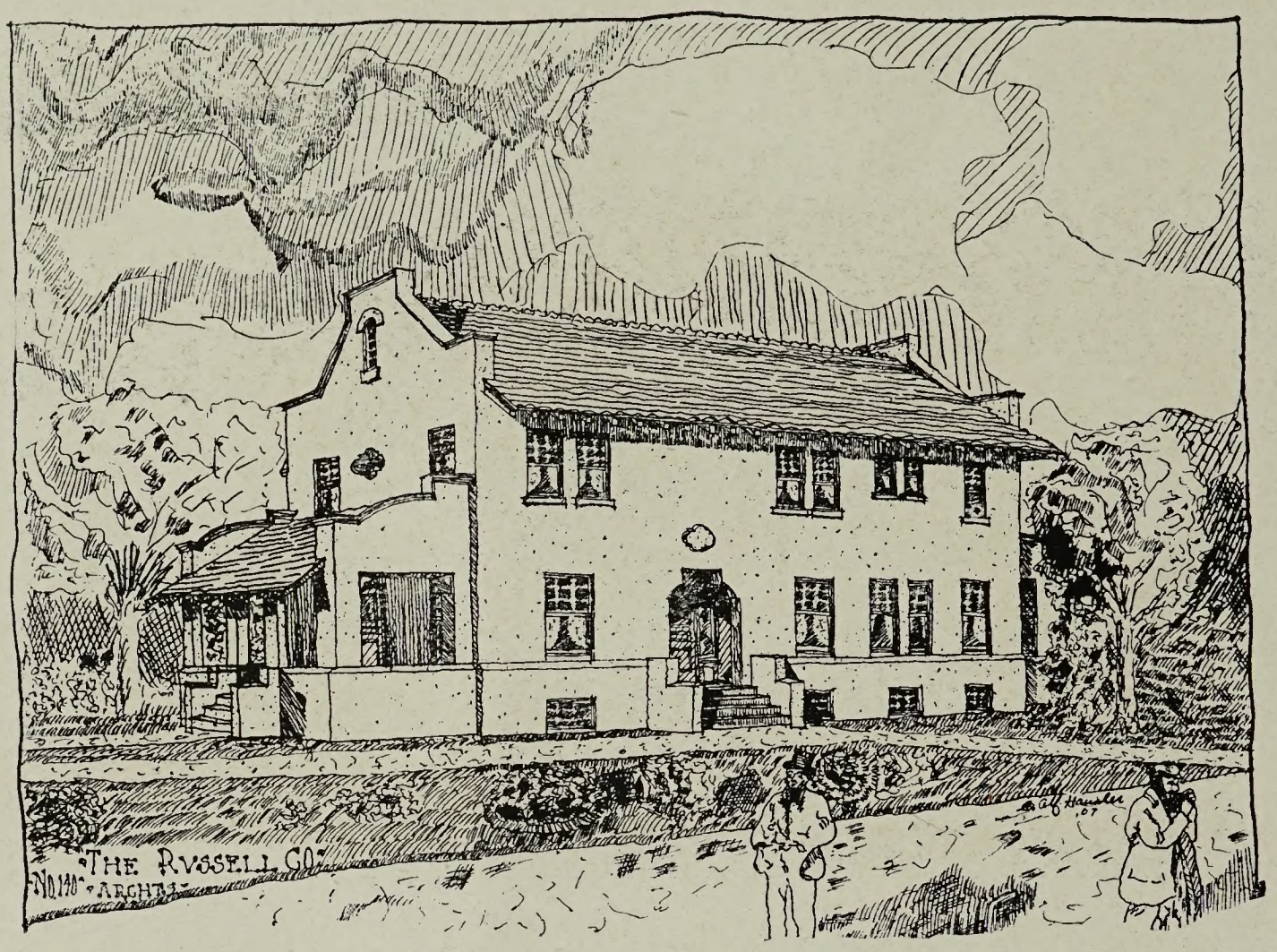
Steps from the kitchen lead to the landing and then to second floor, where we have three fine bed-rooms with roomy closents.

Height of first floor 9 ft.; second floor 8½ ft.; and cellar 7 ft.

Estimated cost of this cottage $1800, exclusive of heating or plumbing.



SECOND FLOOR PLAN.



No. 140

Complete Plans and Specifications for $35.00

We have designed this house in answer to the numerous requests which we have received for a large country home of simple design.

This would be a good design from which to build of concrete blocks.

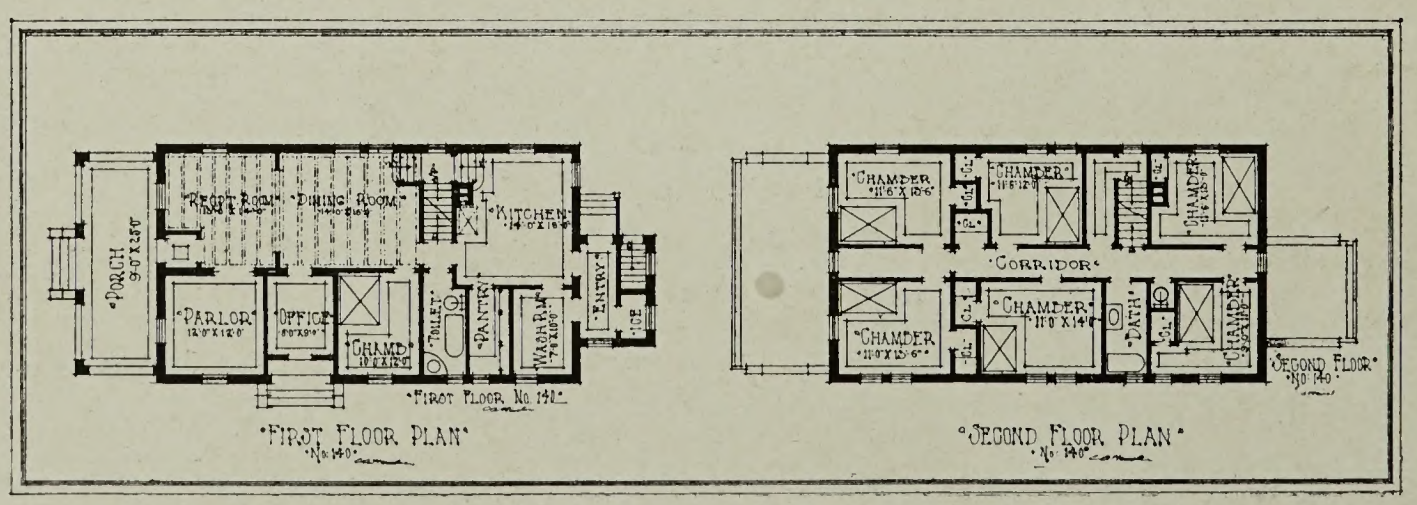
The dining room and living room are divided by an arch, thus giving the effect of one large room, which would be of ample size for all occasions.

A convenient room with a separate outside entrance is set apart for use as an office.

The stairs can be reached from the dining room or the kitchen.

A chamber and bathroom are provided on first floor, and six chambers and bath room on the second floor.

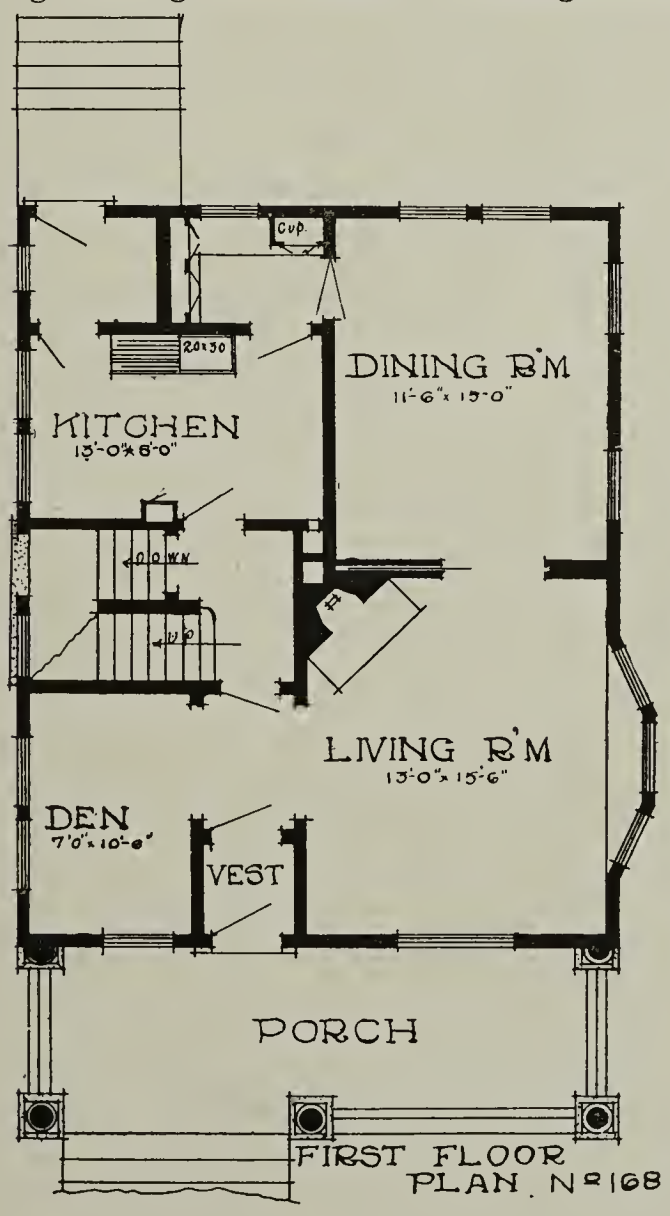
Height of first floor, nine feet; second floor, eight and one-half feet; cellar, seven feet.



No. 168.

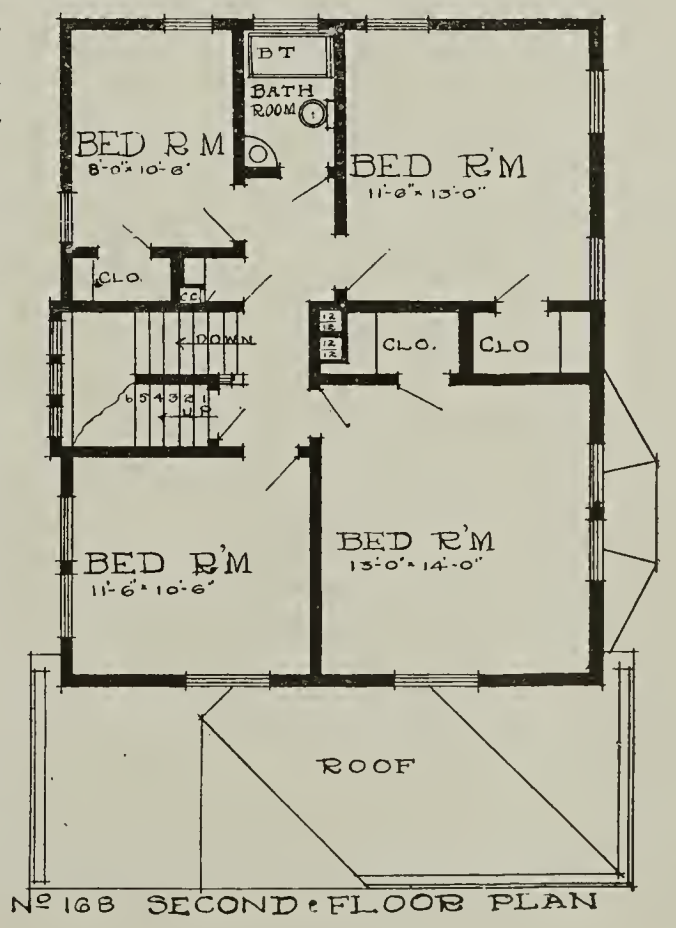
Complete Plans and Specifications for $24.00.

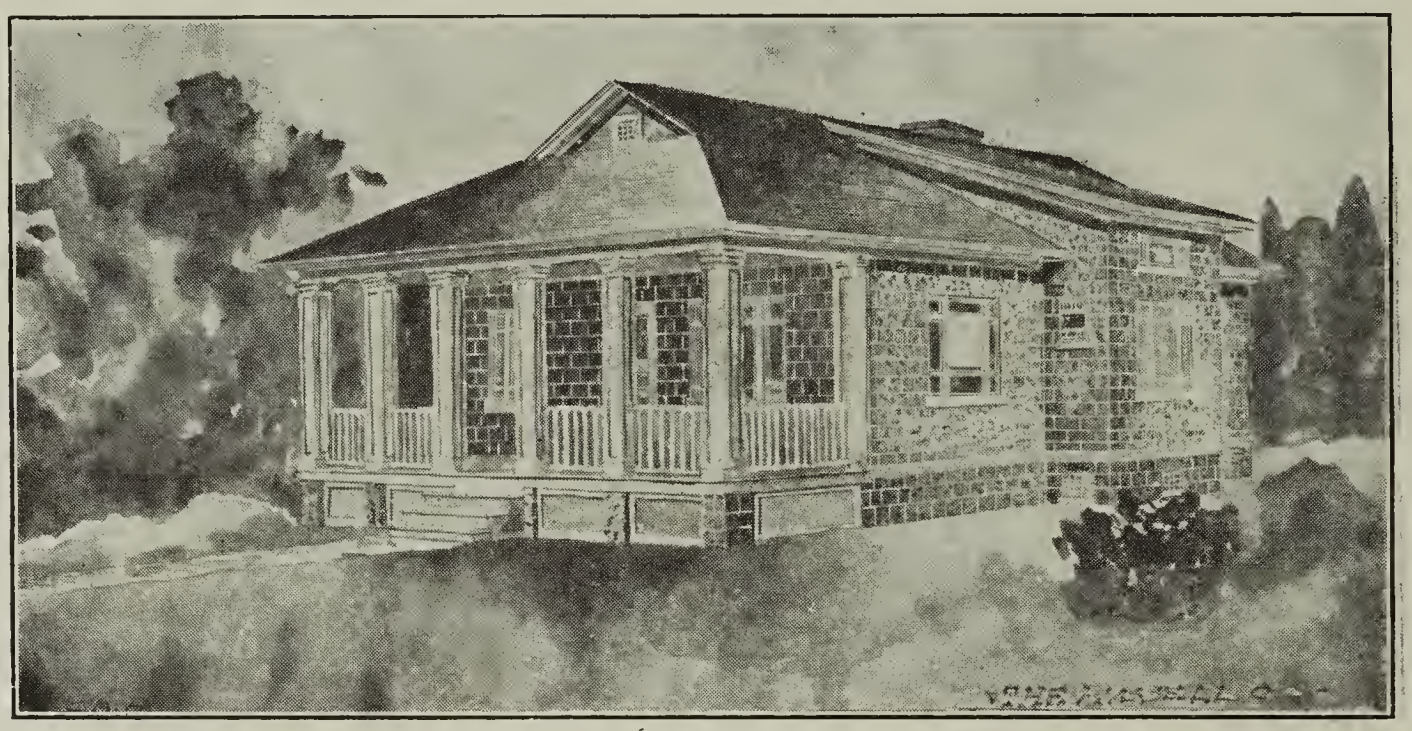
The home which we illustrate above was designed for a Superintendent of schools in Northern Minnesota. The hall leads direct from the vestibule to the stairs and has an opening on the left to a cozy little den and on the right to the fine large living room with its corner fire place. A fine, large dining room connects through the pantry with a good kitchen.



Four good chambers and a bathroom are finished on second floor and three rooms can be finished in the attic if needed. The door on the grade landing of the cellar stairs permits the rooms on the second floor being reached from the outside without interfering with the privacy of the family on the first floor.

Estimate cost $2150, not including heating or plumbing. Height First floor 9 ft. second 8½ ft. and cellar 7½ft.

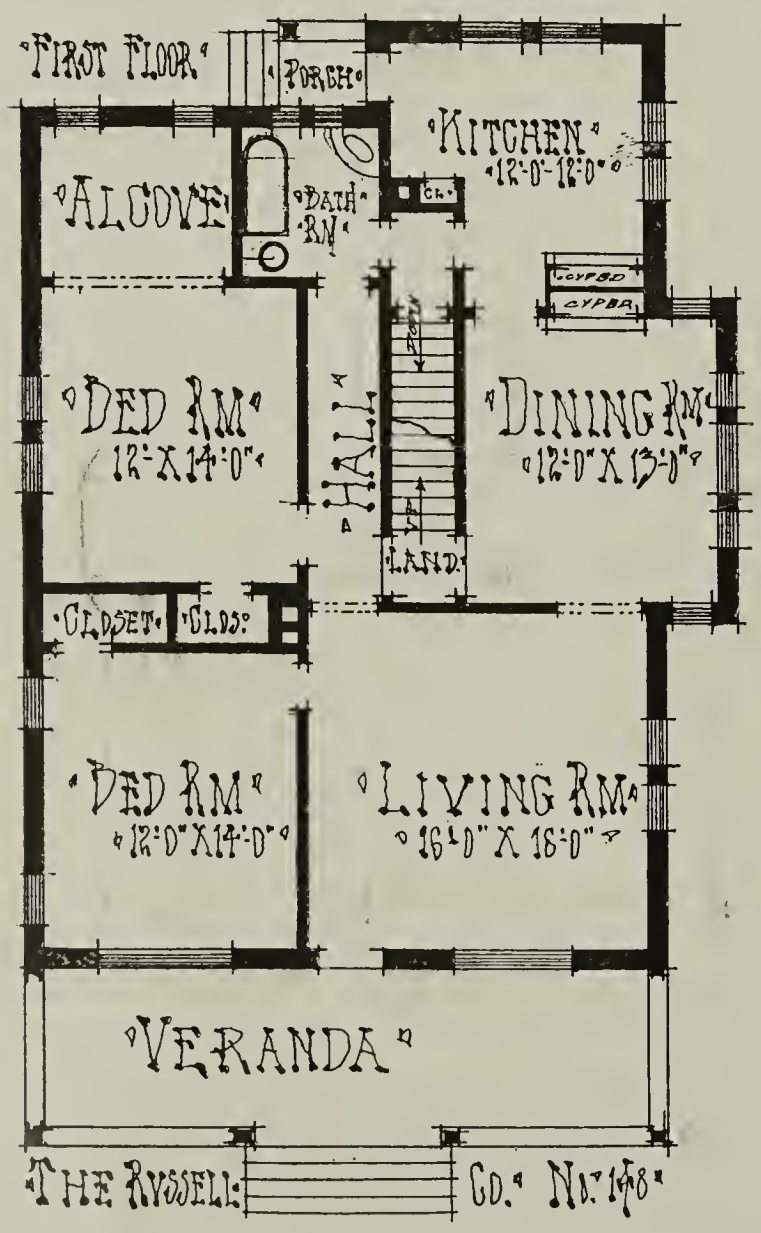




No. 148

Complete plans and specifications for $18.00

The one story cottage which we illustrate here would make a very interesting design if built of concrete blocks or brick. The interior shows careful study and an appreciation of the requirements of a well ordered home.



From the porch we enter the large living room which connects direct with a well lighted dining room from which a door leads to the kitchen. A large double cupboard is substituted for a pantry.

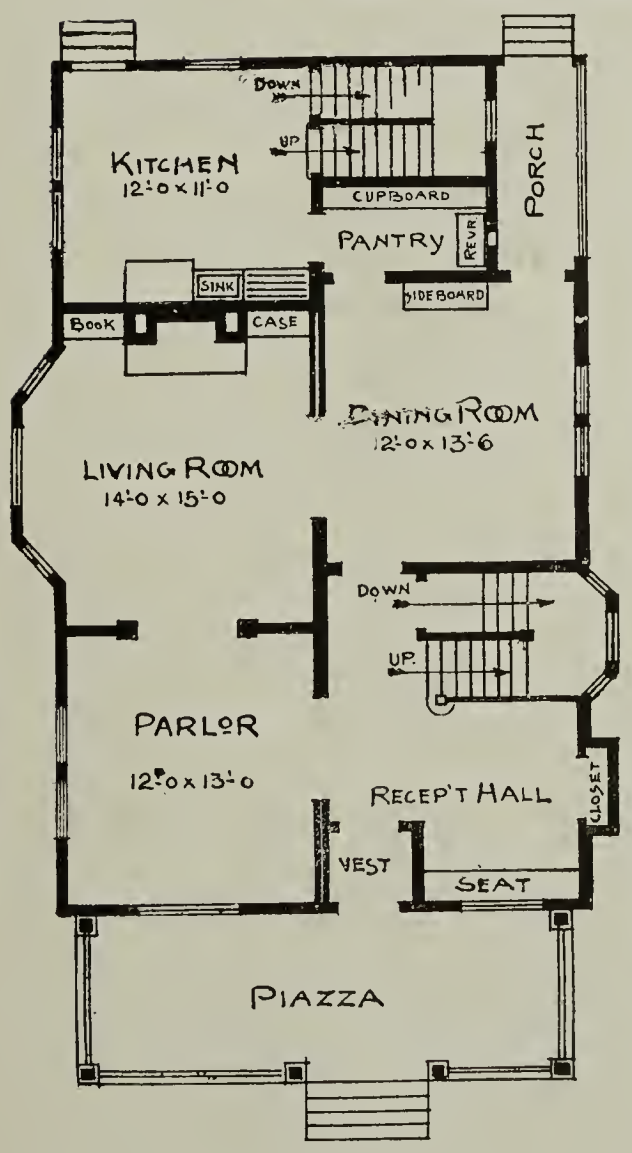
The central hall gives a privacy to the bath rooms and chambers and enables those on the second floor to reach any first floor room without passing through any other.

Two fine large chambers with an alcove opening off of one are arranged on first floor. One or more could be provided on second floor if necessary.

Height of cellar $7\frac{1}{2}$ ft. First floor 9 ft.

This house will cost $1500 and up, depending upon material used for construction and interior finish.

No. 119. Complete Plans and Spccifications for this house for $25.00



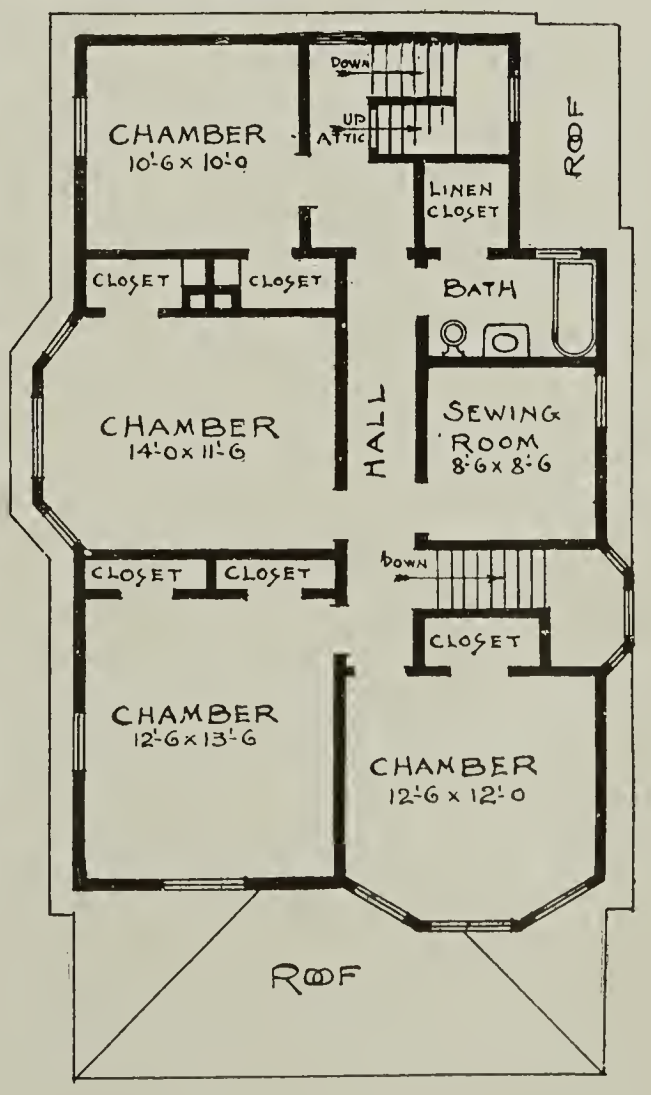
FIRST FLOOR PLAN

This beautiful home was built for a prominent Minneapolis attorney.

Space forbids a complete description but a careful study of the floor plans will convince you that this arrangement cannot be excelled for compactness, convenience and beauty.

Height of first floor 9 ft.; second floor $8\frac{1}{2}$ ft.; cellar 7 ft.

This house will cost, exclusive of heating or plumbing, about $3000 depending on the interior finish and how well it is built.



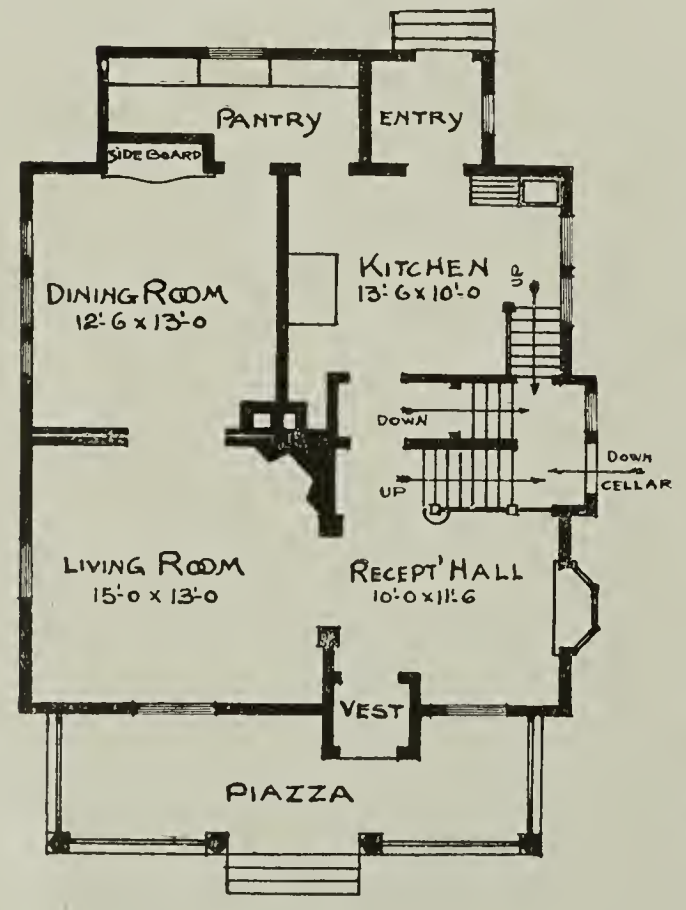
SECOND FLOOR PLAN

No 117 Complete Plans and Specifications for this house for $22.00

This artistic tho simple designed house was constructed for a well known Minneapolis citizen.

The exactness with which details are carried out is what gives to this house its charming home-like look. At a small expense, brick or stone could be substituted for the porch column and would add considerable to the richness of the effect.

The reception hall has a beautiful open stairway, a large front window and a neat little oriel window of a fancy stained glass design. An archway opens into the living room with a fine open fire=place.



FIRST FLOOR PLAN

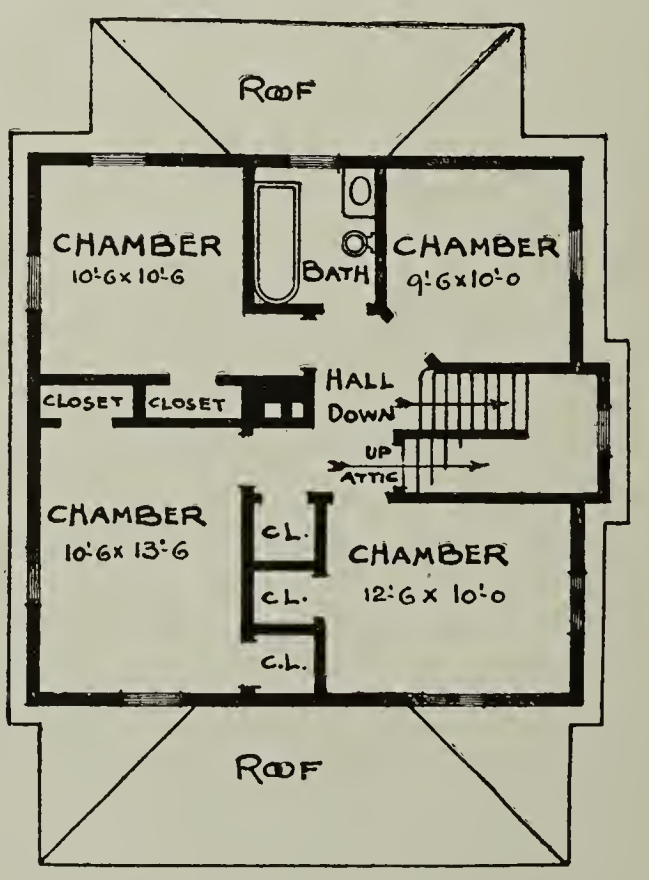
A fine kitchen and dining room are connected by a well ordered pantry. The cellar stairs have a door opening outside from the grade landing.

Second floor is divided into four chambers with a fine bathroom.

There is ample space for three large rooms in the attic.

Height of first floor 9 ft.; second floor $8\frac{1}{2}$ ft.; and cellar 7 ft.

The estimate cost of this house is $2375, without heating or plumbing.



SECOND FLOOR PLAN

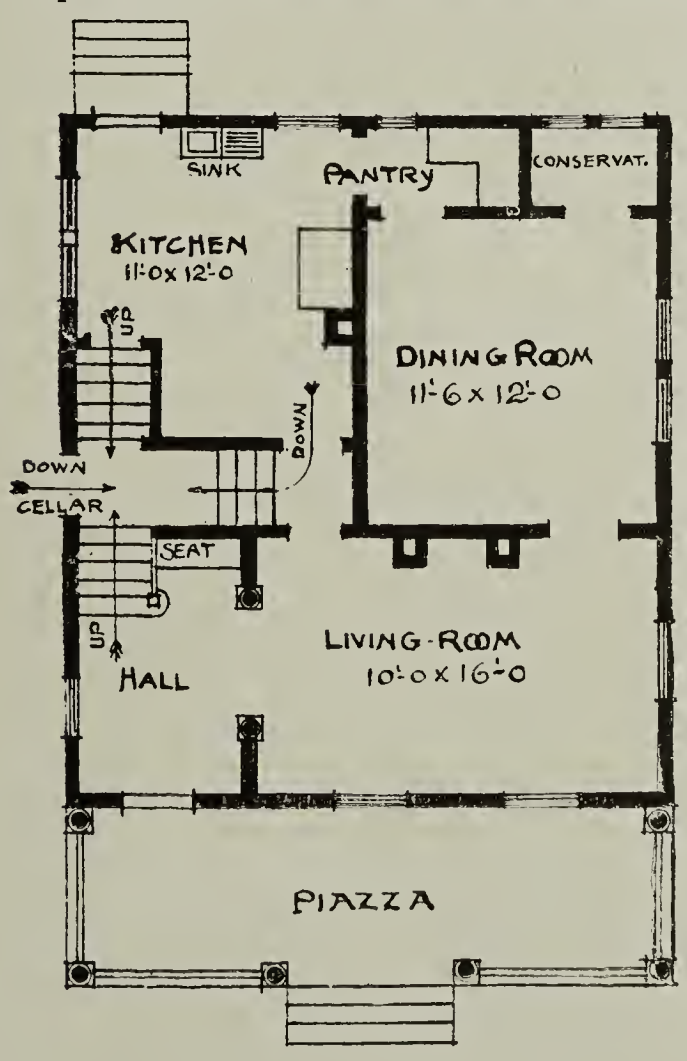
No. 107 Complete Plans and Specifications for this house for $10.00

This is a simple but popular house, which can be built at a moderate price. The wide porch with the large columns resting on a base composed of concrete blocks, and finished with Ionic caps, gives a very striking appearance to an exterior which might otherwise appear plain.

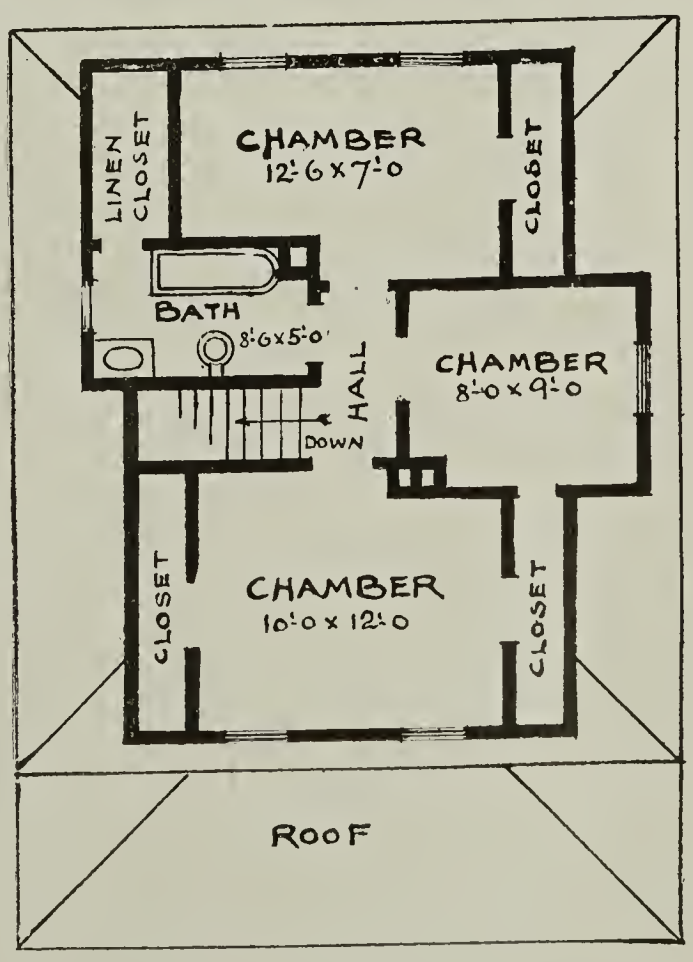
The reception hall opens into a fine large living-room which is well lighted by three large windows. After entering the dining room we have a full view through the glass door into the conservatory which when filled with a few plants adds considerable to the cheerfulness of this room. The steps from the kitchen lead to the landing on the stairs, permitting us to reach the second floor without passing through the front part of the house. We have three good chambers on this floor, four excellent closets and a fine bath-room.

The cellar is specified to extend under the entire house and is seven feet to joists; first floor nine feet and second floor eight feet.

This house can be built for $1350, not including heating or plumbing.



FIRST FLOOR PLAN



SECOND FLOOR PLAN.

No. 122.

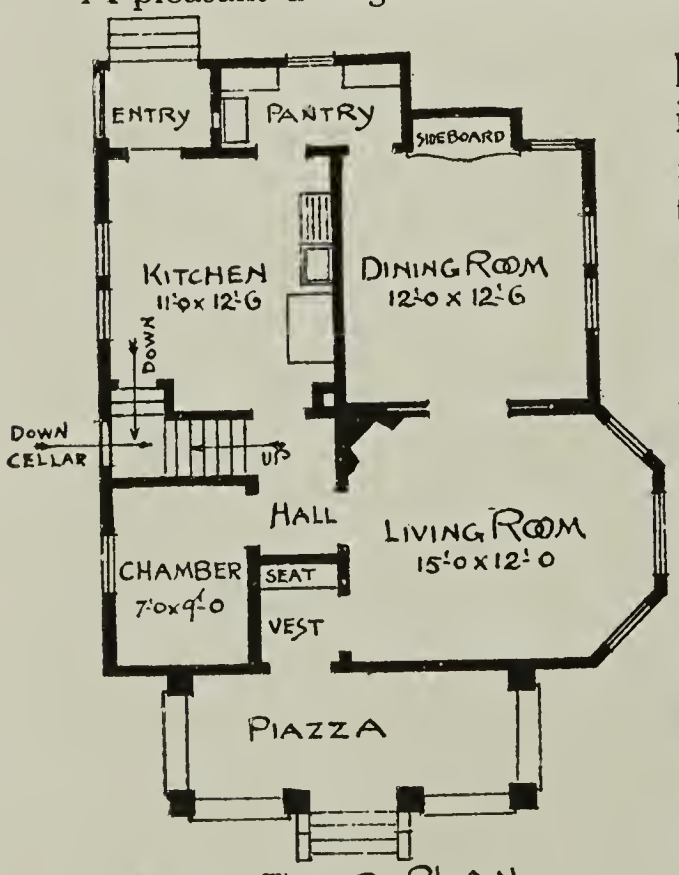
Complete Plans and Specifications for this house for $12.00

The beautiful little cottage shown in this illustration has received more favorable comments than any other design shown in our book. It possesses that rare quality, an artistic home with a small outlay.

The exterior is finished with cement plaster on wire lath. This is at the present time the most popular finish in the east and is rapidly gaining favor in the west on account of durability and cheapness.

The vestibule leads into a large living-room which is made doubly attractive by the fine bay window and corner fire place.

A pleasant dining-room with built-in-side-board is connected with the kitchen by a good pantry.



FIRST FLOOR PLAN.

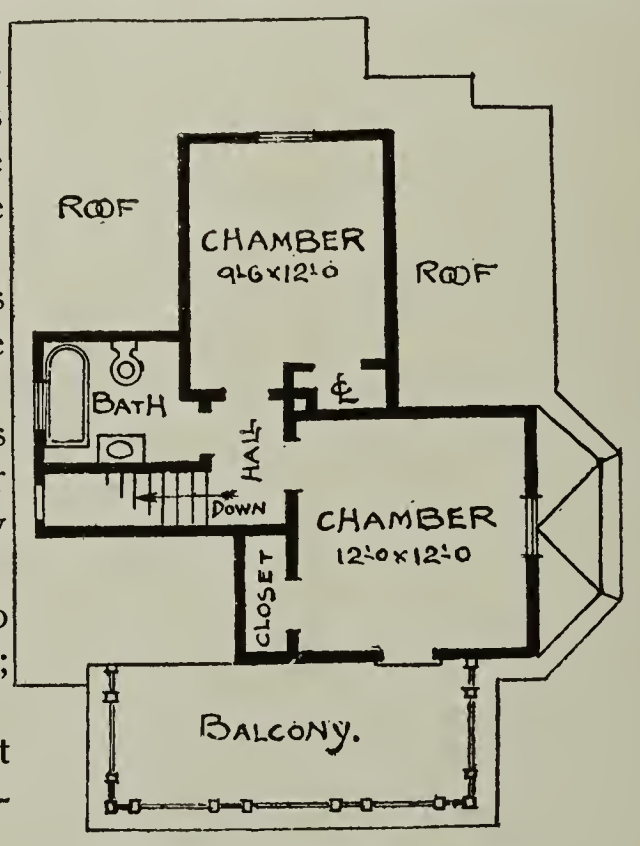
A grade landing on cellar stairs has a door opening to the yard, thus giving a direct entrance to the cellar from the outside.

Two good chambers and a fine bath room are finished on second floor.

If the small chamber is not needed on first floor it would make a pretty little den or nursery.

Height of cellar to joists 7 ft.; first floor 9 ft.; and second floor 8 ft.

This house will cost $1200, exclusive of heating and plumbing



SECOND FLOOR PLAN.

No 125

Complete Plans and Specifications for this house for $10.00

This popular square house is sure to be pleasing to a great number of our readers on account of its simplicity and economical cost in building. The wide cornice and bay window add considerable to the exterior view.

Passing through the vestibule we enter the living room, which is connected with dining-room by sliding doors. The fire-place and large window give this room a cheerful homelike look.

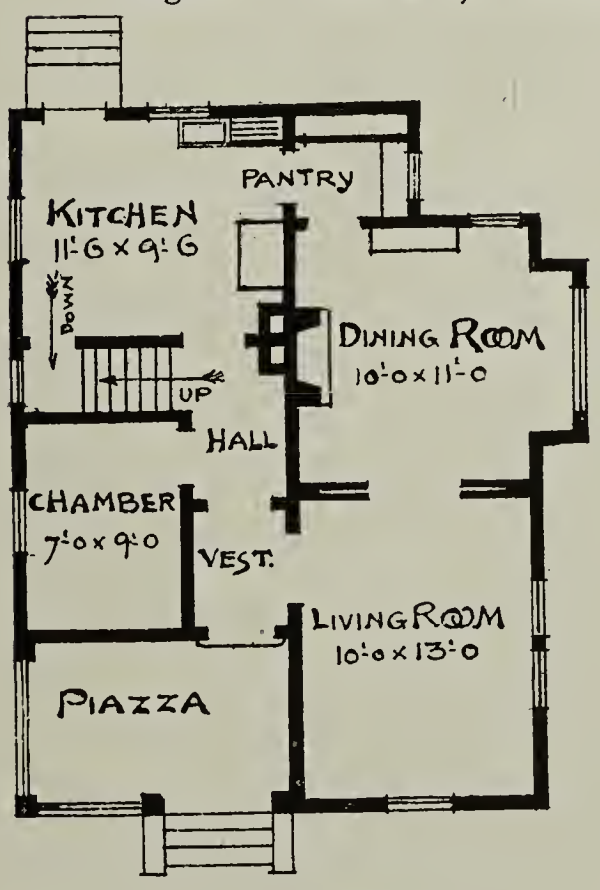
A good pantry which opens into a neat little kitchen serves as a passage between these two rooms.

Three fine chambers and a bath room are finished on second floor.

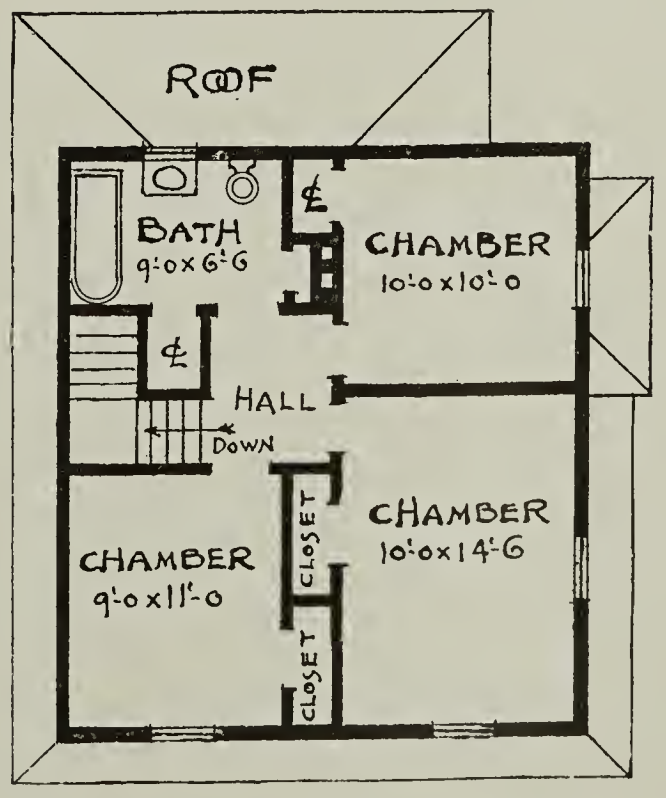
The small chamber on first floor, if not needed, could be used as an office, a library or sewing room.

This house will cost to build $1250, exclusive of heating or or plumbing.

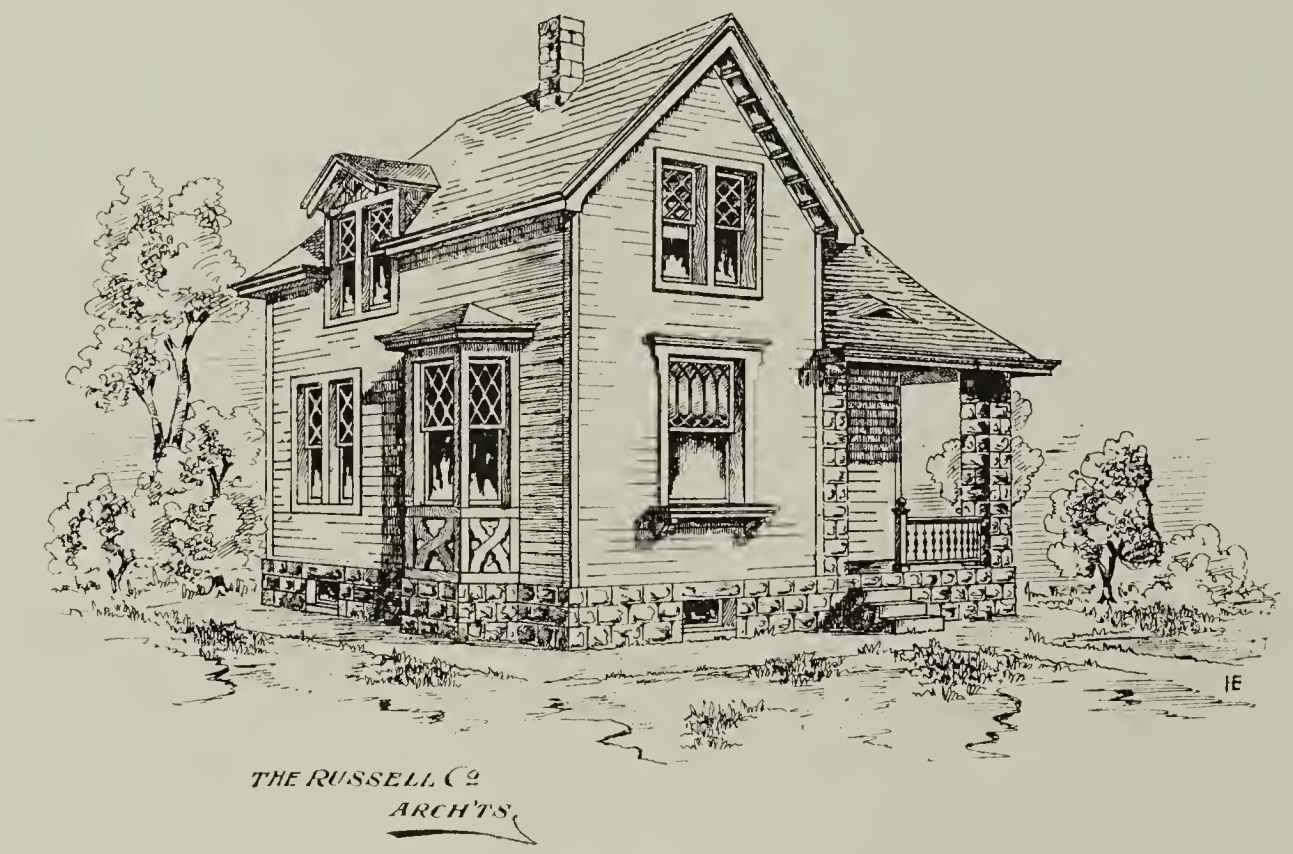
Height of cellar 7 ft.; first floor 9 ft.; second floor 8 ft.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN



No. 103.

Complete Plans and Specifications of this cottage for $10.00.

A careful study of this small cottage will convince you that we appreciate the wants of those who like an artistic little home at a moderate cost.

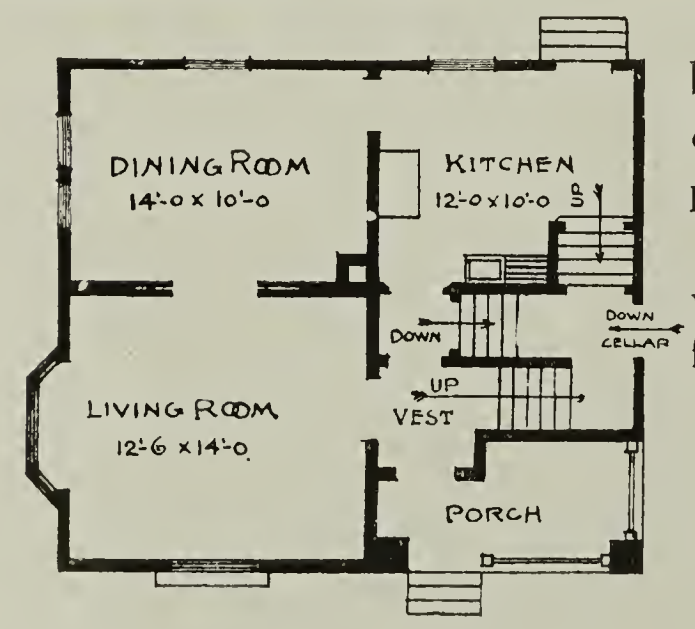
As designed, the foundation of this cottage is made of concrete to surface and blocks of same material are used in pillars and foundation above grade.

The bay window and large front window give the living room plenty of light and sunshine and three windows in the dining room, with sliding doors between, give these rooms a very attractive appearance. If desired, at a small additional cost a fire-place could be put in the corner of the living room next to chimney. This would add considerable to the appearance of the interior of the house.

The second floor contains three medium-sized bed-rooms and bath-room.

As you will notice, the chimney is so located as to enable the owner to heat the house with stoves if preferred.

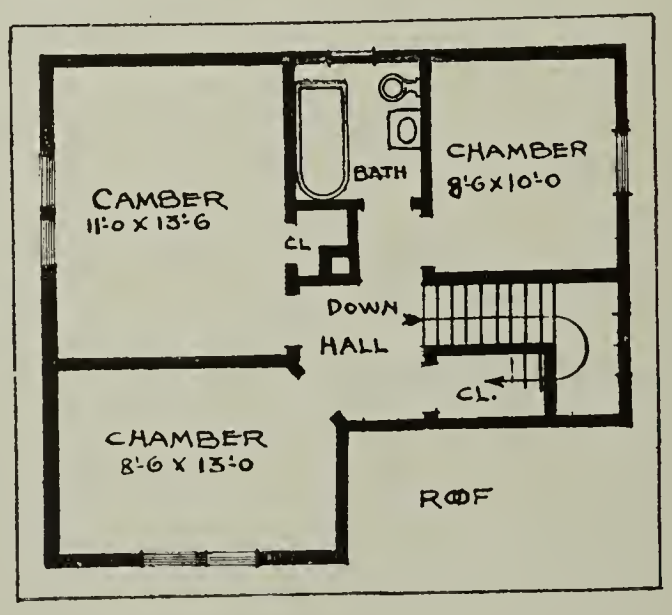
Some expense might be saved in excavating only part of the cellar but as a rule in a home occupied during the entire year we do not recommend it for various reasons.



FIRST FLOOR PLAN.

This house can be built for $1000, exclusive of heating or plumbing.

Height of cellar seven ft; first floor nine ft.; second floor eight ft.



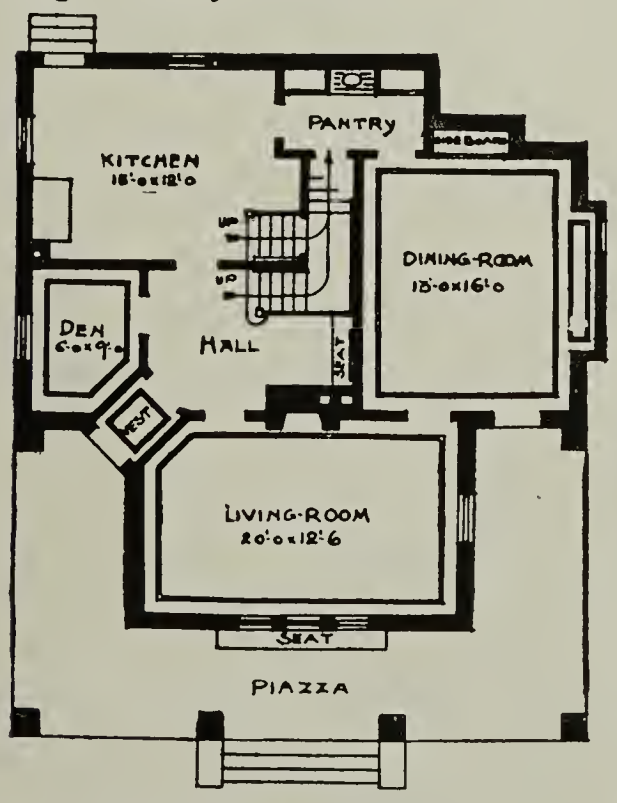
SECOND FLOOR PLAN.

No. 101
Complete Plans and Specifications for $15.00

The above illustration is one that we know will be one of the most popular of our 1907 plans. A careful study of the interior arrangement will convince you that particular attention has been given to make this a convenient and beautiful home. The large living room in the front part of the house opens into a beautiful well lighted dining room.

The den opening off the hall could be used as a nursery, sewing room, or an office, by cutting a door through to the porch. The steps leading from kitchen to landing gives the same effect as two staircases.

The upper floor has three large and well arranged bedrooms, each with one or more large roomy closets.

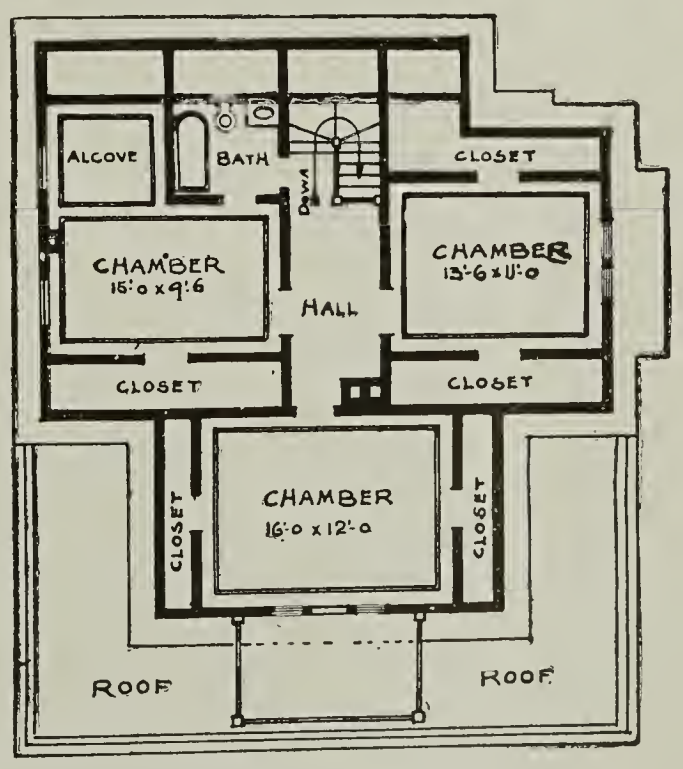


FIRST FLOOR PLAN

The house as designed is brick veneered to second story and cement plaster finish to eaves. The porch has cement floor and large stone pillars. If desired, this house could be finished to second floor with siding, and shingle to eaves.

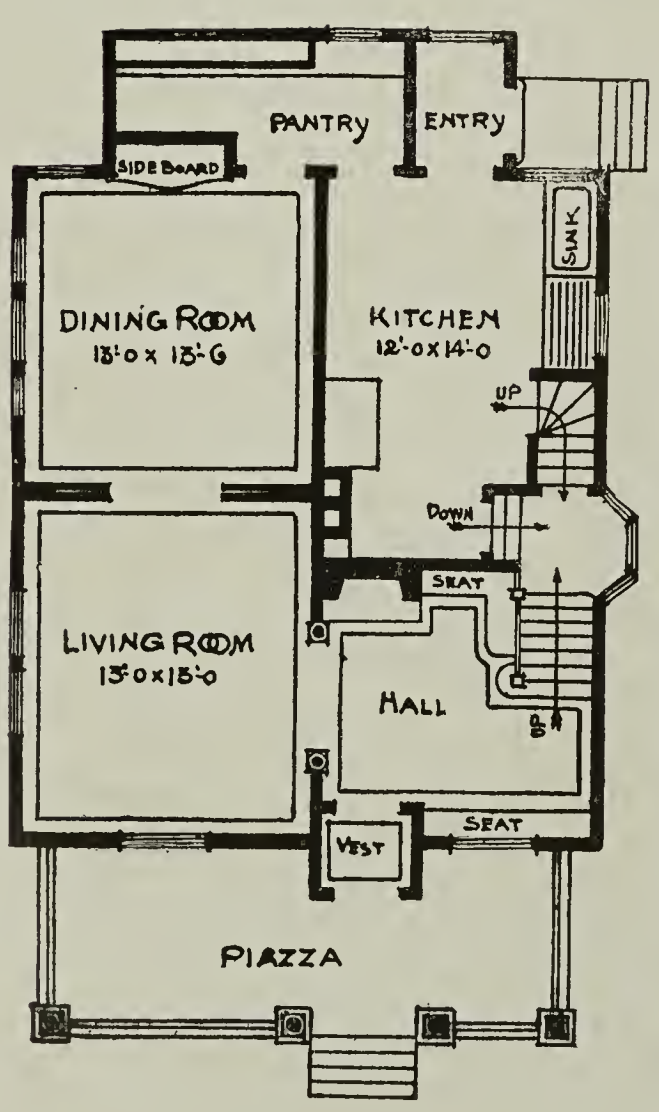
This house can be built for $2000, exclusive of heat or plumbing.

Basement is 7 feet, first floor 9 feet, and second floor 8½ feet high.



SECOND FLOOR PLAN

No. 118. Complete Plans and Specifications for this house for $20.00



FIRST FLOOR PLAN

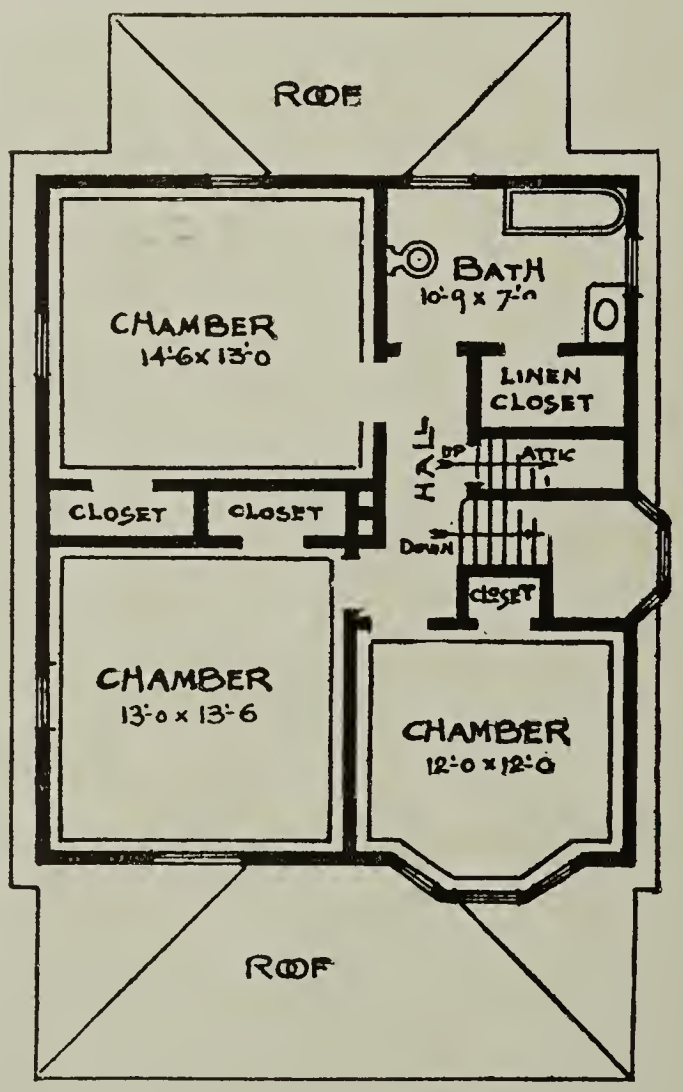
Entering the reception hall the eye is attracted by the the fire-place with the seat under the open staircase, and the view through the columned archway into the living-room.

The second floor has three spacious chambers with plenty of closet room.

Two more bedrooms could be finished in the attic.

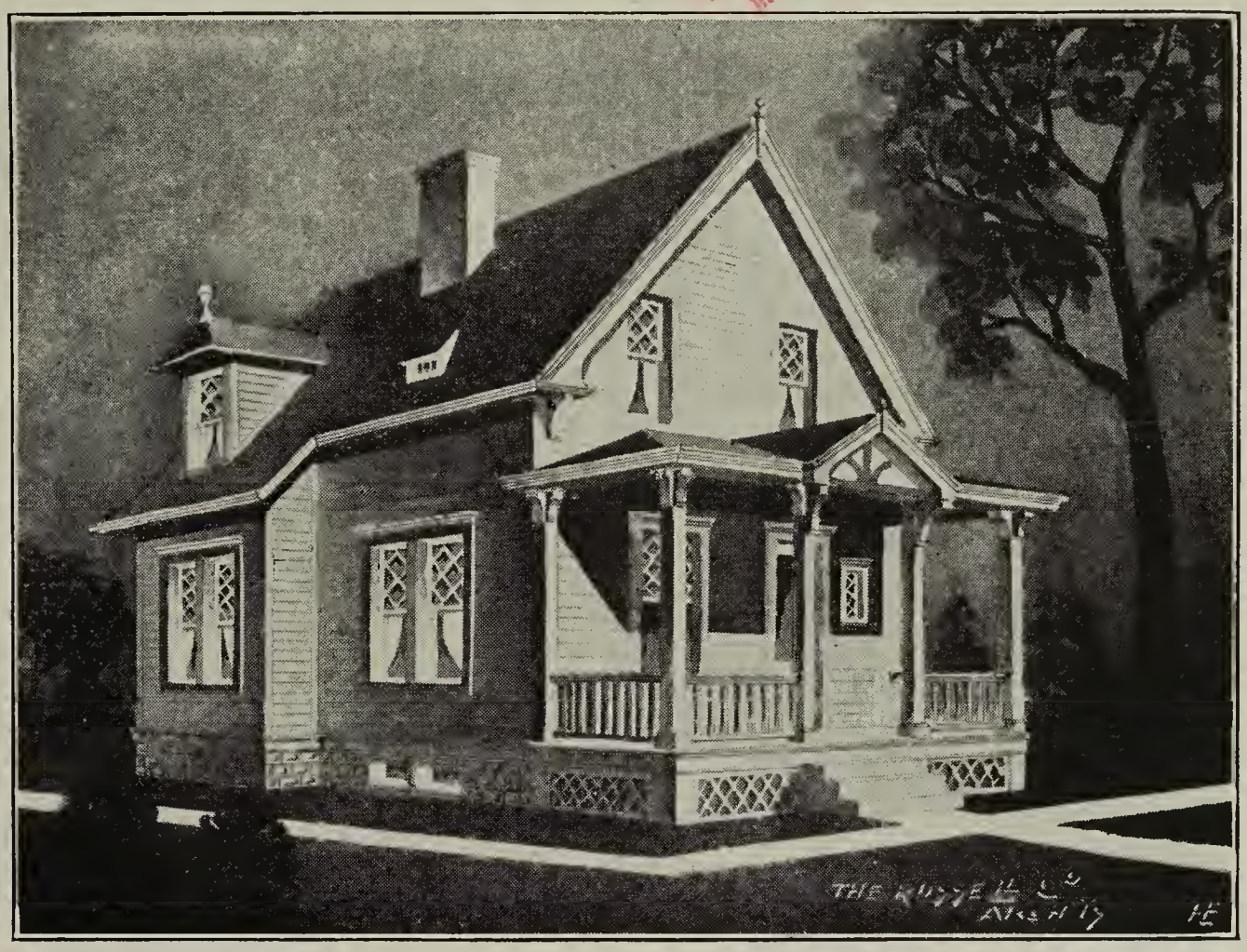
Height of first floor 9 ft.; second floor $8\frac{1}{2}$ ft.; and cellar 7 ft.

This house can be built today for $2200, exclusive of heating or plumbing.



SECOND FLOOR PLAN.

REMOVED TO
49 PATTEN BUILDING,
MILWAUKEE, WIS.



No. 113.

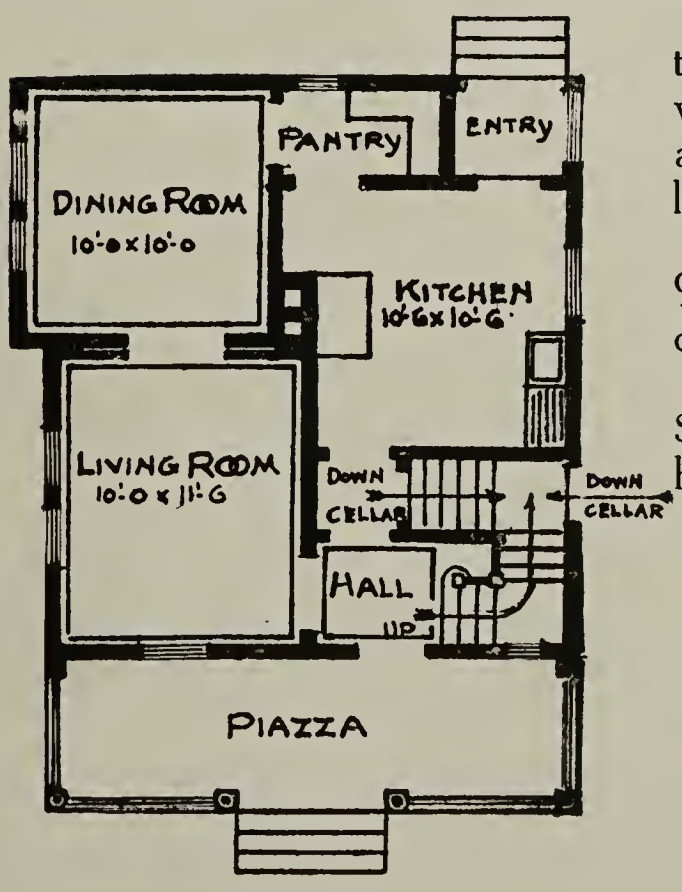
Complete Plans and Specifications for this house for $10.00.

This charming little cottage is designed to fill the wants of those with a taste for a comfortable home. Altho only twenty-one ft. square we have embodied in it the best in arrangement and construction, only on a smaller scale, of what is found in the finer houses.

This cottage is made up of what is inexpensive in the way of materials but still gives a good effect for the small expenditure.

Entering through the small reception hall from which the stairs start, we pass into a living room having three large windows and opportunity for a corner fire-place.

Sliding doors separate the dining room which connects through the fine pantry with a good kitchen. A door opens outside from the grade landing on cellar stairs.

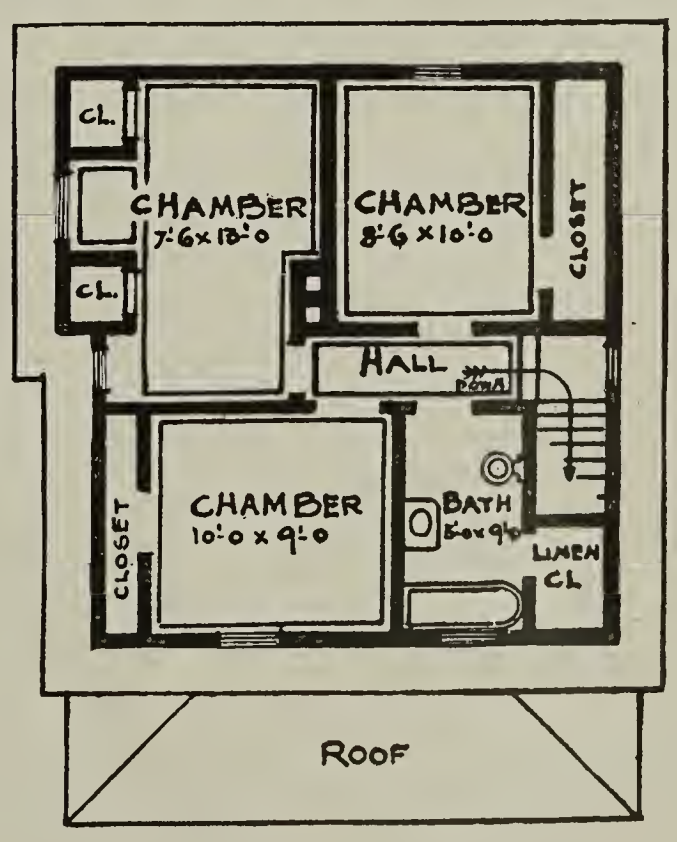


FIRST FLOOR PLAN

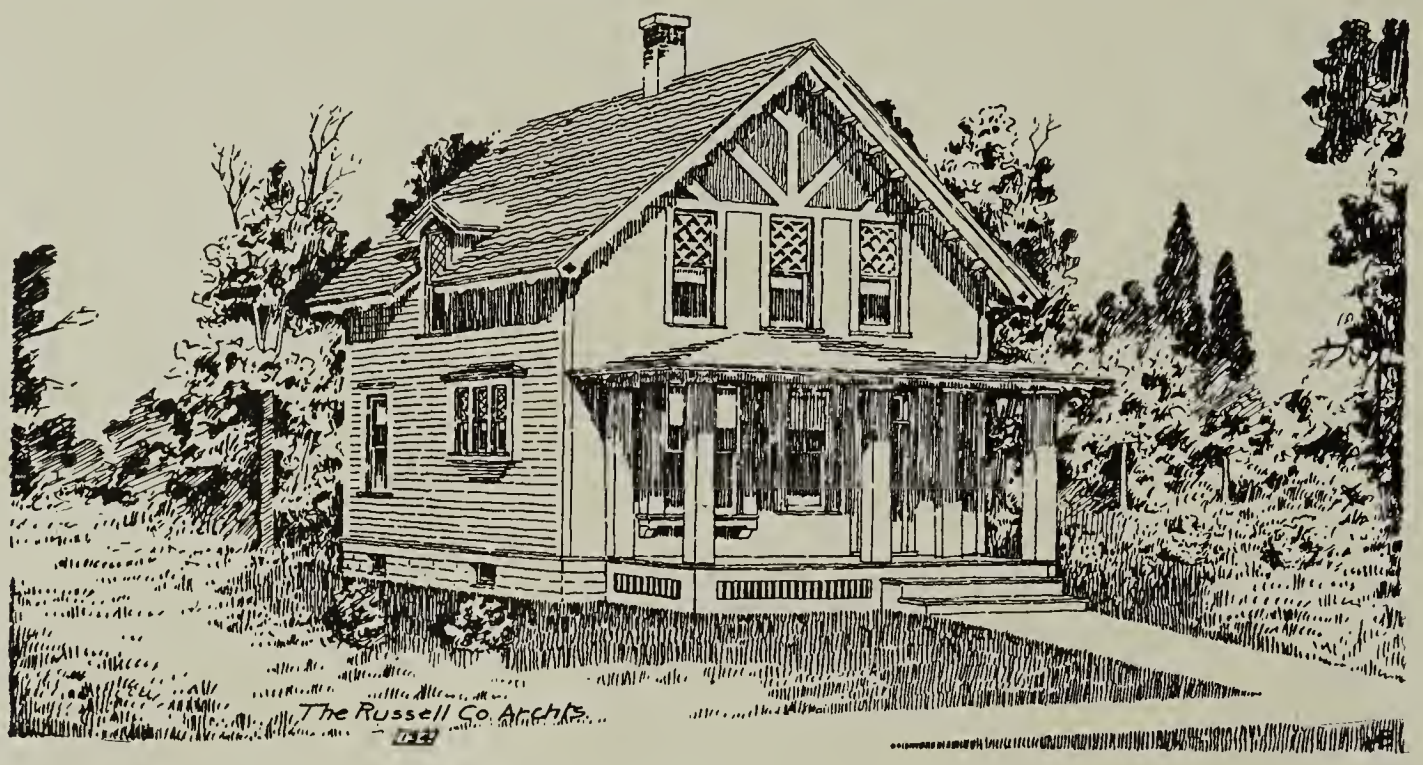
Second floor has three small chambers with good closet rooms and fine bath with linen closet.

Height of first floor 9 ft.; second floor 8 ft.; cellar 7 ft.

Estimate cost, $1200, exclusive of heating or plumbing.



SECOND FLOOR PLAN



No. 134.

Complete Plans and Specifications for $12.00

This small cottage, although artistic, is still a very simple design and can be very economically built. Three range rock is used for foundation above grade with three-inch siding for remainder of exterior, with exception of apex and gable, which is cement plaster.

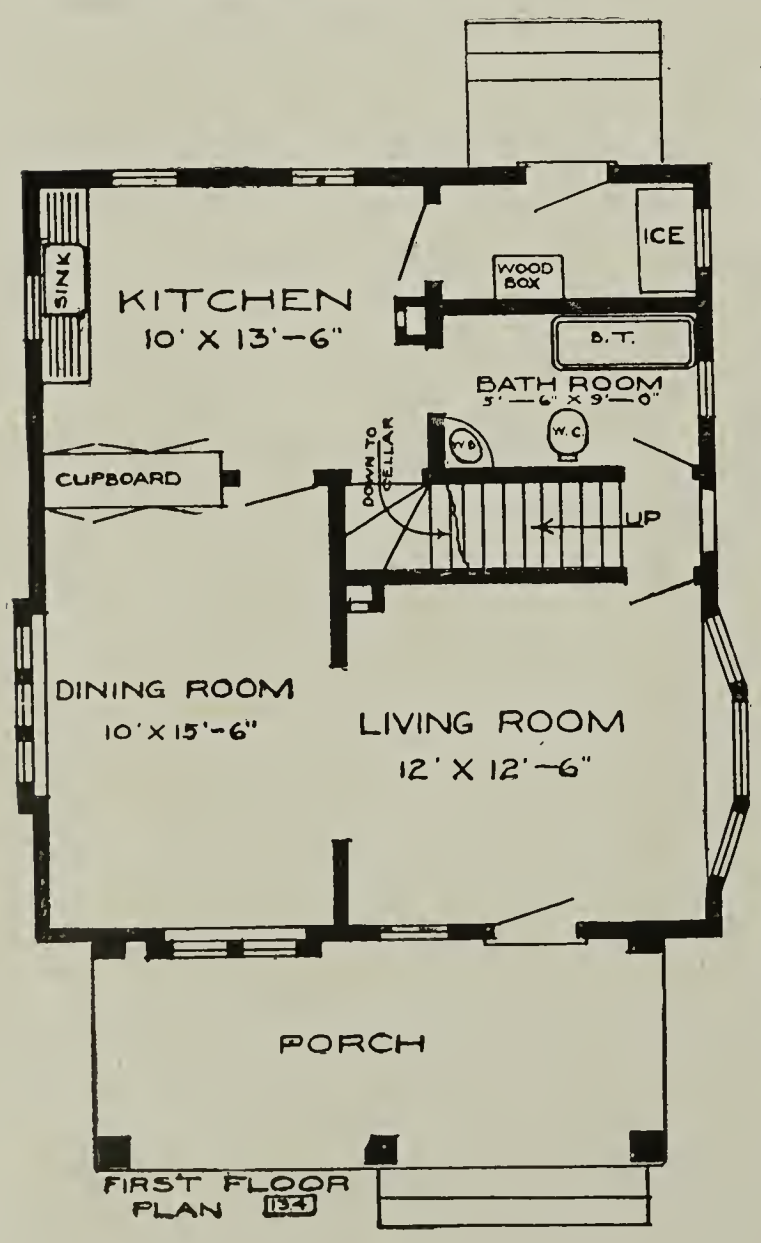
Our efforts have been centered in this little home to produce an interior arrangement that is convenient and inexpensive. Entering the living-room from the porch we have to our left a large, well lighted dining-room which is connected direct to the kitchen. A fine double cupboard is situated between these two rooms and substituted for the pantry.

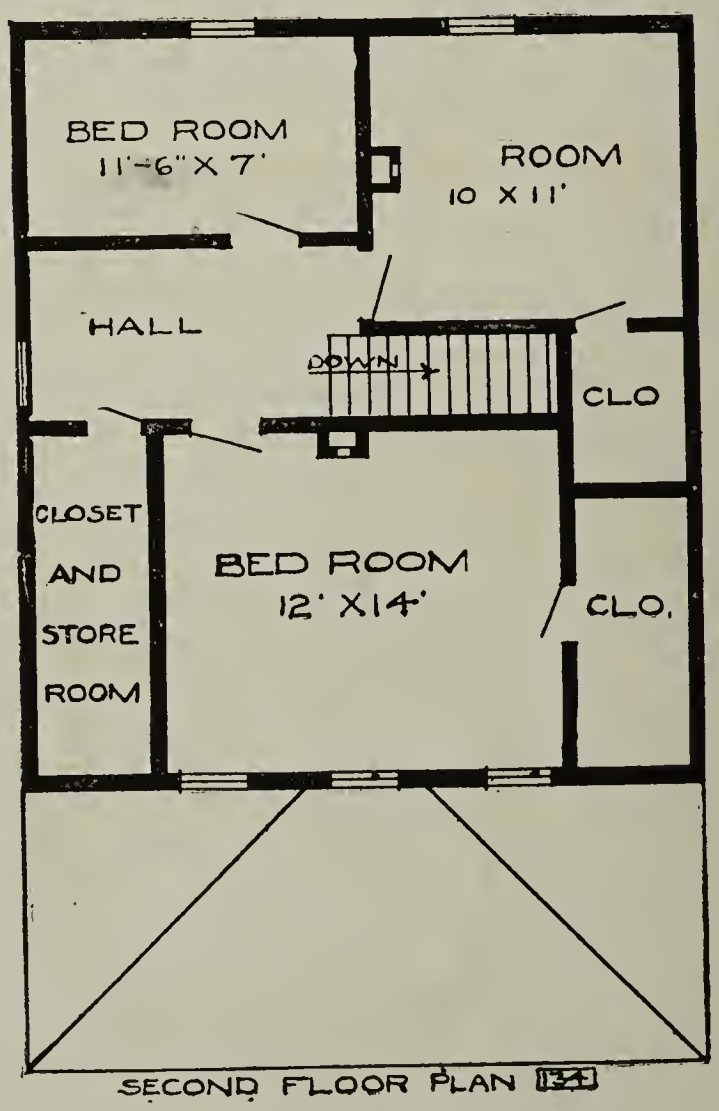
Particular attention is called to location of bath-room. Notice how conveniently it can be reached from the kitchen, the living-room or second floor.

If preferred, the small rear chamber could be used as a bath-room and a bed-room provided on the first floor.

This house can be built for $1,350 exclusive of heating or plumbing.

Height of cellar, seven ft.; first floor, nine ft.; second floor, eight ft. Cellar extends under entire house.





No. 135

Complete Plans and Specifications for $20.00

This picturesque home, on account of imposing and striking appearance, will seem more expensive than its size warrants. The outside measurements, twenty-two by thirty-one, are comparatively small when the number and size of the rooms are considered.

Four range rock is used for foundation above grade and cement blocks for the first story and remainder of building is finished with cement plaster on wire lath.

A pleasant porch opens into an attractive reception hall from which we have an open stairway to second floor.

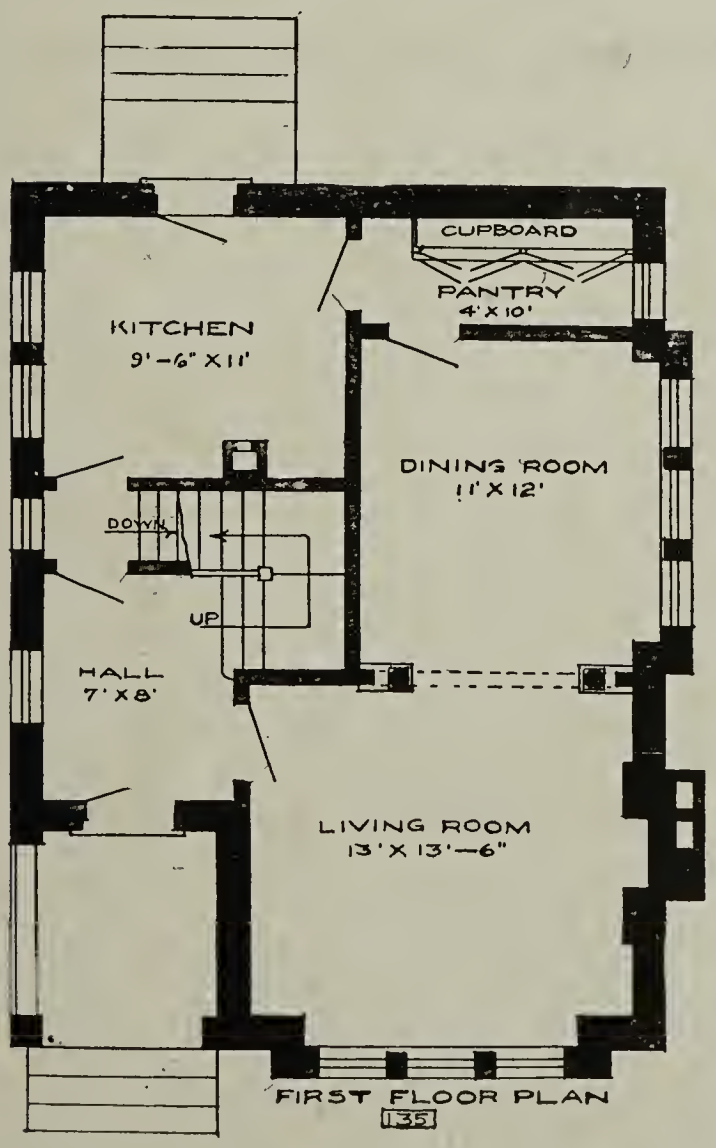
The cellar stairs start from the hall, which also serves as a pssage-way from the kitchen to the front part of the house.

Four good chambers with fine, large closets and a well arranged bathroom are provided on the second floor.

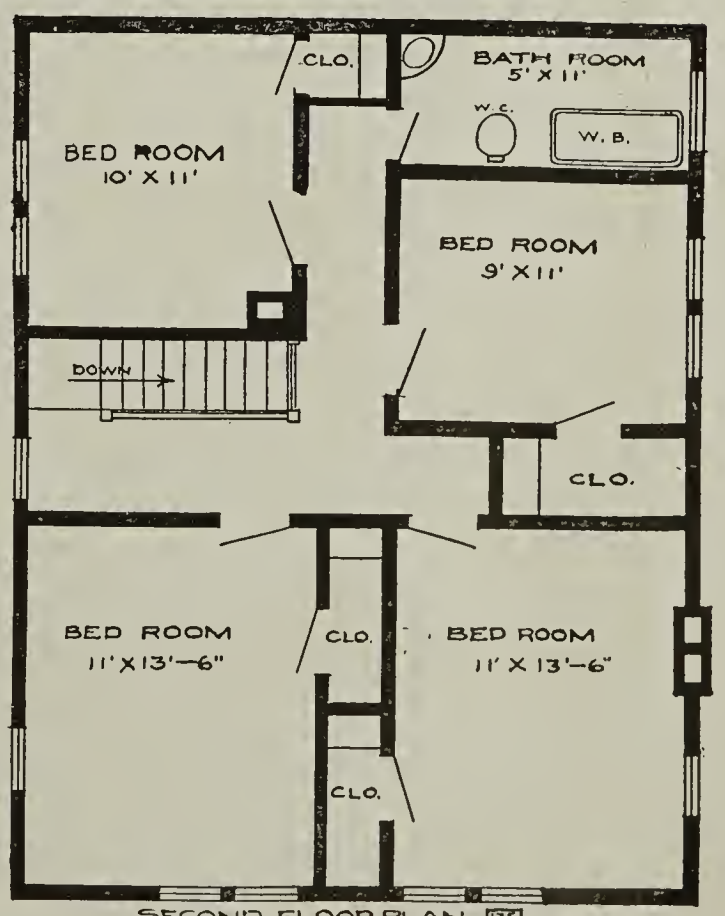
The attic will furnish ample room for storage purposes.

Height of cellar to joists, 7 feet; first floor, 9 feet; second floor, 8½ feet.

Will cost to build $3,600 exclusive of heating or plumbing.



FIRST FLOOR PLAN 135



SECOND FLOOR PLAN 135

No. 130. Complete Plans and Specifications for this house for $18.00

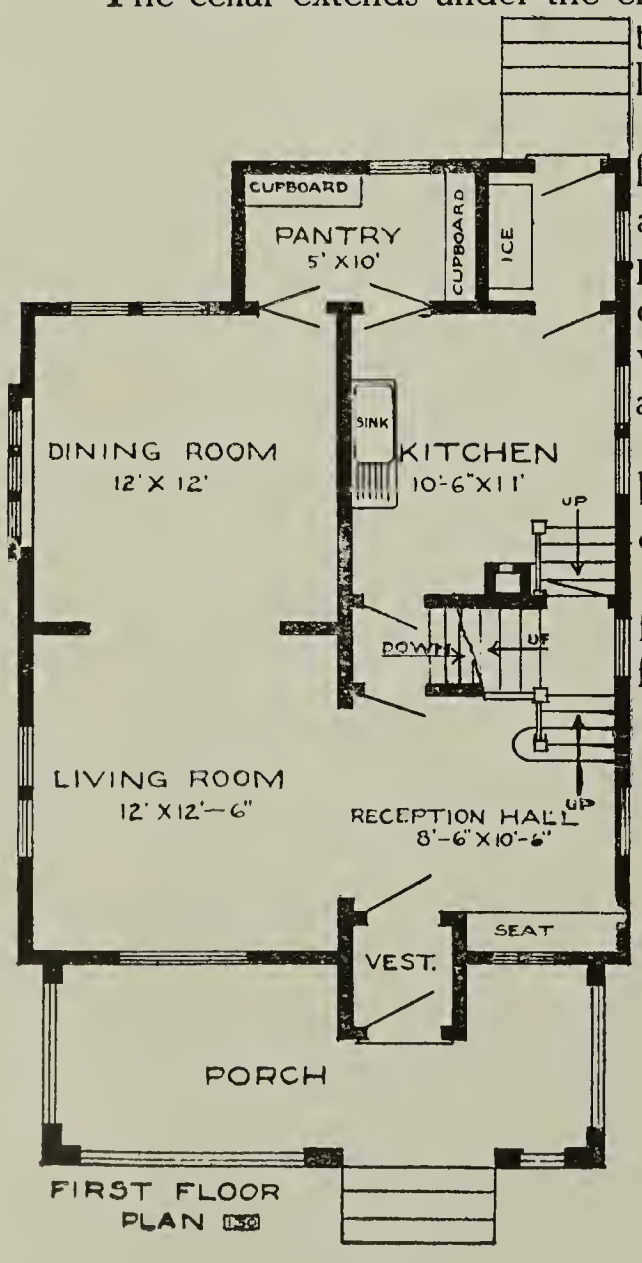
This design is a square compact house which is the most economical and desirable home to build. There are right fine large rooms and a good bath room with every modern convenience arranged so as to utilize the space to the greatest advantage.

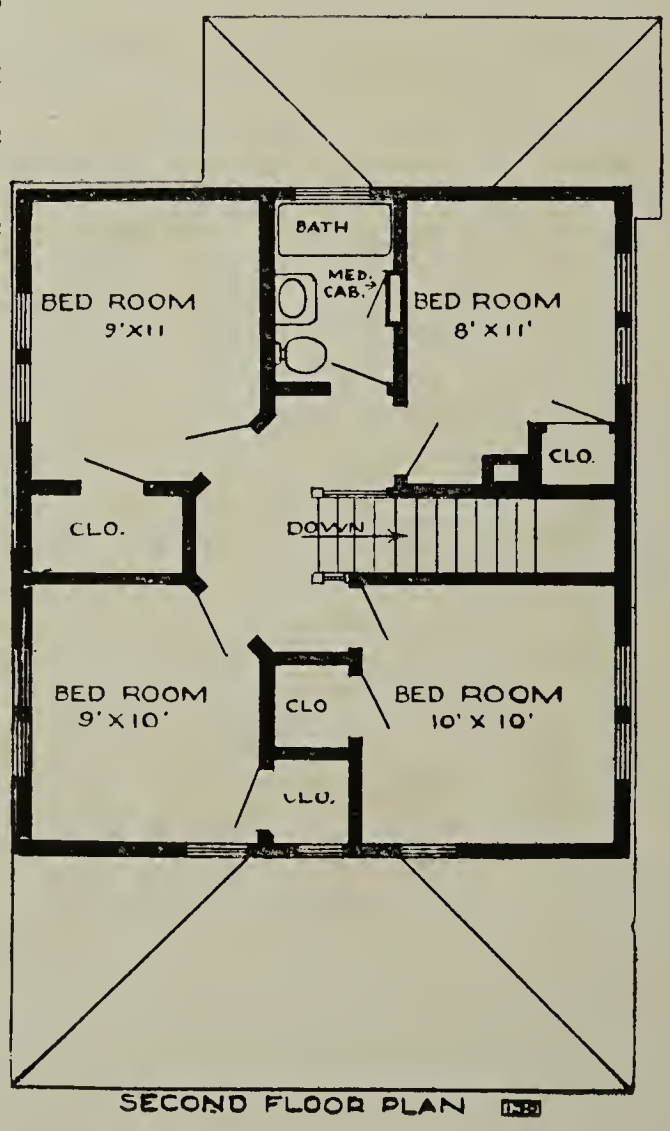
The cellar extends under the entire house and is connected direct with the yard by a door on the grade landing of cellar stairs.

The second floor has four good bed rooms and a fine bath room, but if preferred three large chambers and bath room with two chambers in the attic could be arranged.

This house can be built for $1750, exclusive of plumbing and heating.

Height of cellar 7 ft. first floor 9 ft. and second floor 8½ ft.



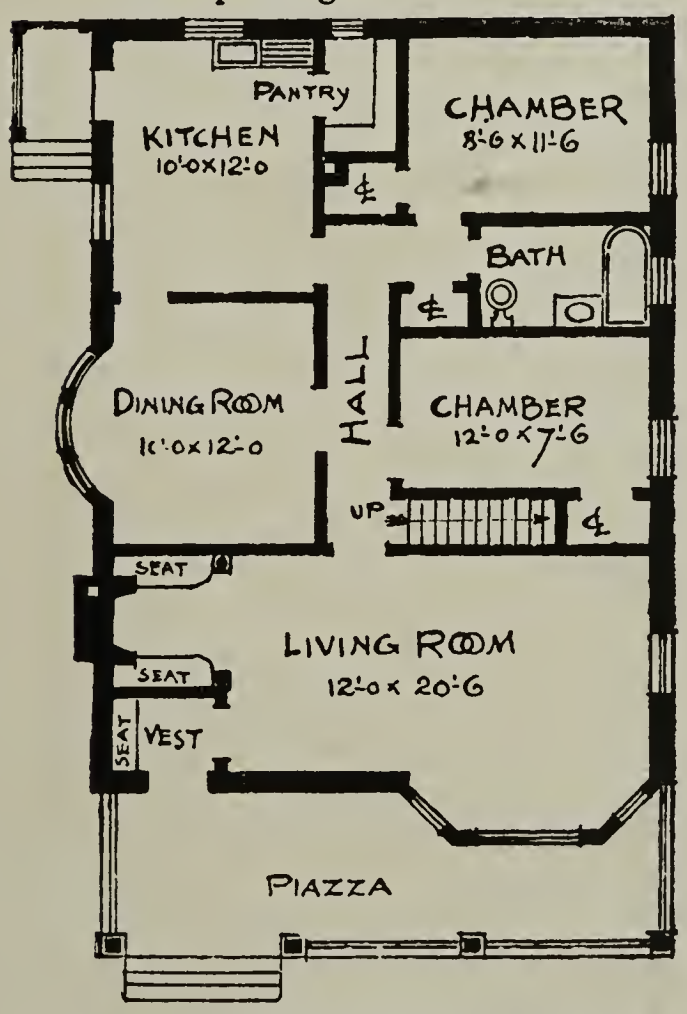


No. 123

Complete Plans and Specifications for this house for $12.00

The picturesque little cottage here illustrated shows plainly the care and thought which has been put upon it to make it convenient, attractive and up-to-date. As designed the house is built of concrete blocks, and cement plaster on the gables. The large piazza, pretty bay windows and ornamental gables all add considerable to a pleasing exterior.

After passing thro the vestibule we enter the spacious living room, whose large bay windows and cozy fire place give it an inviting aspect.



FIRST FLOOR PLAN

The dining room with a beautiful circular bay window is reached by passing through the central hall which connects all rooms.

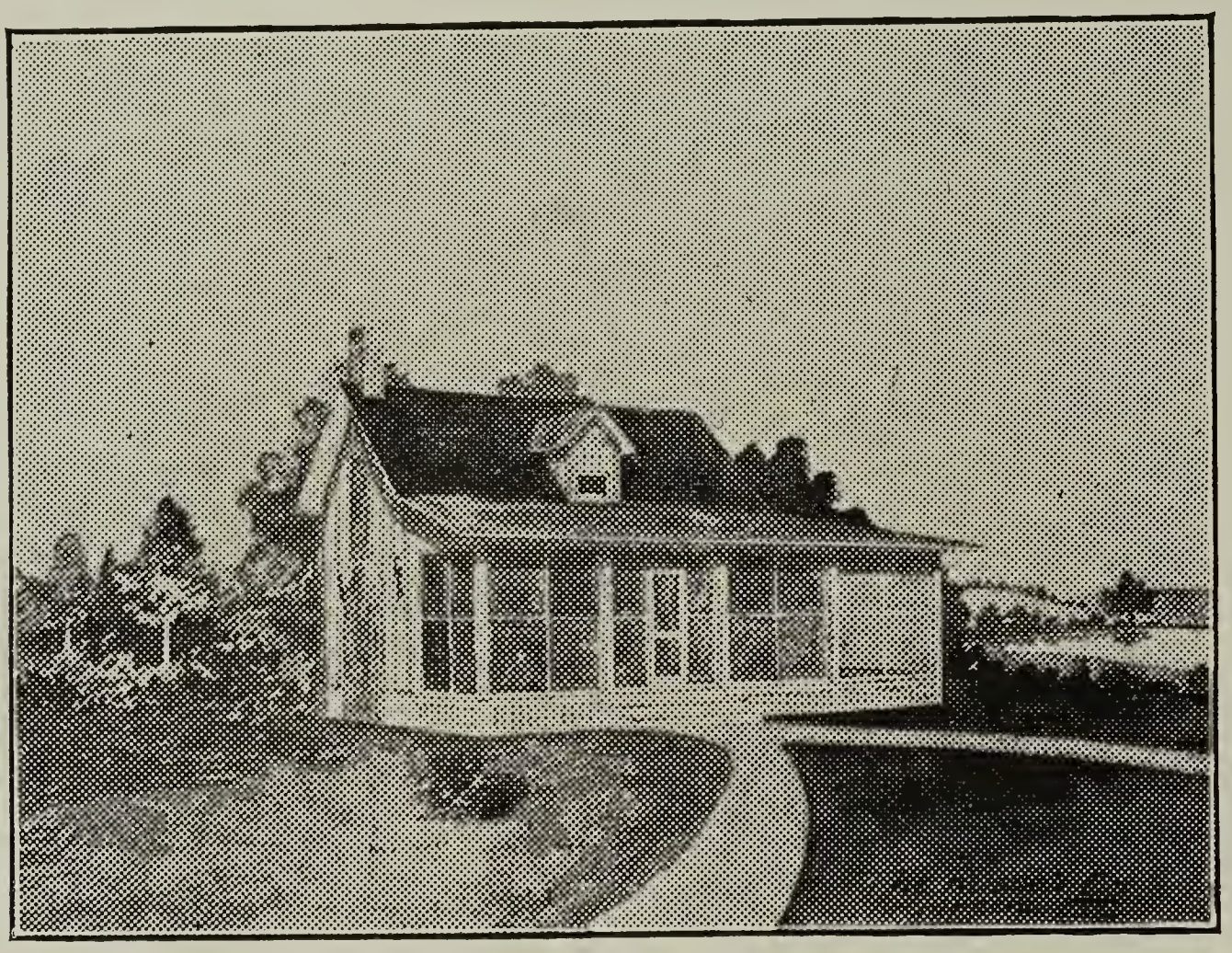
The kitchen is connected direct with dining room and has a well ordered pantry.

Two good sized chambers complete what must be acknowledged as a convenient plan for a delightful little home.

There is ample room in second story for two good chambers and a large storage room.

Height of cellar 7 ft.; first floor 9 ft.

We estimate this house to cost $1400, exclusive of heating or plumbing.



No. 137.

Complete Plans and Specifications for $8.00

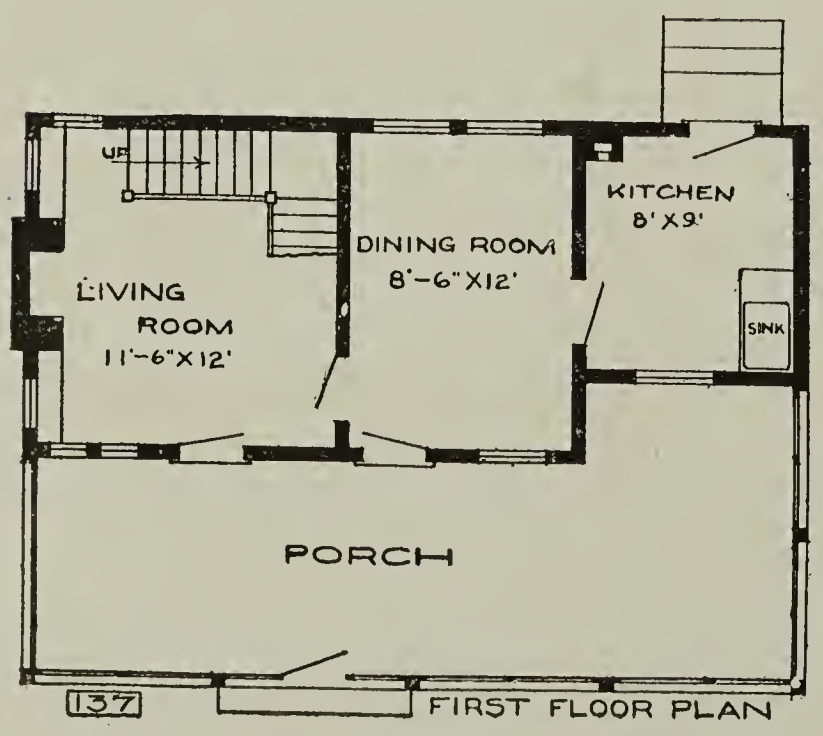
We illustrate in this design a convenient little lake cottage. While we do not claim for this cottage any artistic or picturesque qualities, it includes most of the necessary conveniences for an enjoyable outing.

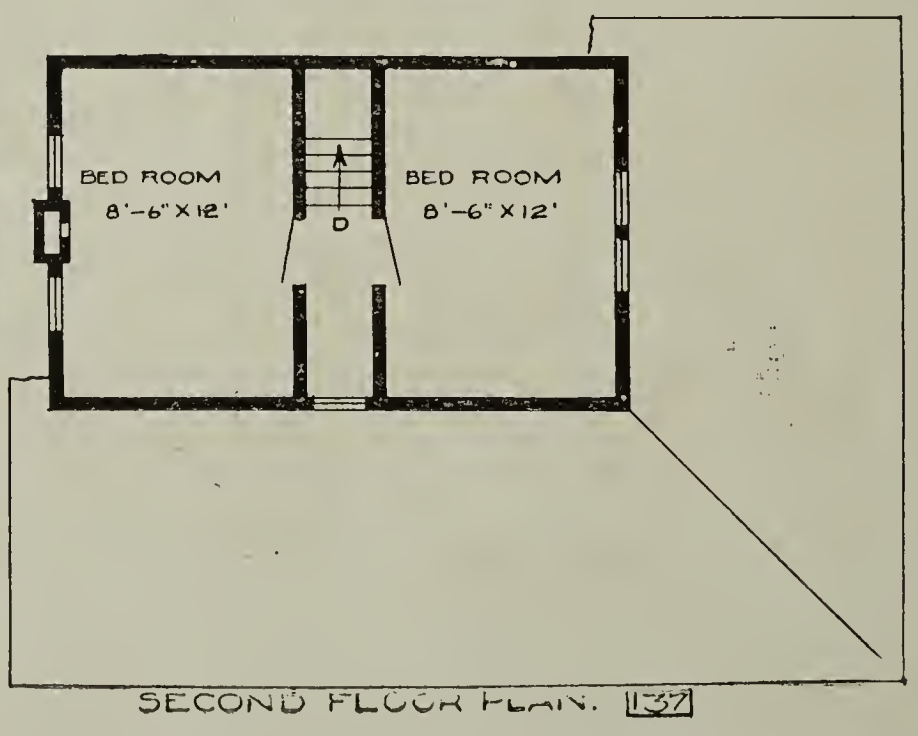
The large screen porch we consider one of the primary requisites for pleasure and comfort and furnishes an outdoor living-room and dining-room.

The interior living-room, from which the stairs start, is made doubly attractive by a large, open fire-place which provides ample protection from the discomfort of cool evenings or rainy weather.

Two good chambers are finished on second floor and, if necessary, at an extra expense, the second story could be continued over porch and a number of extra chambers provided.

This house will cost almost any price from $500 and up, depending on the finish and how substantial the house is built.

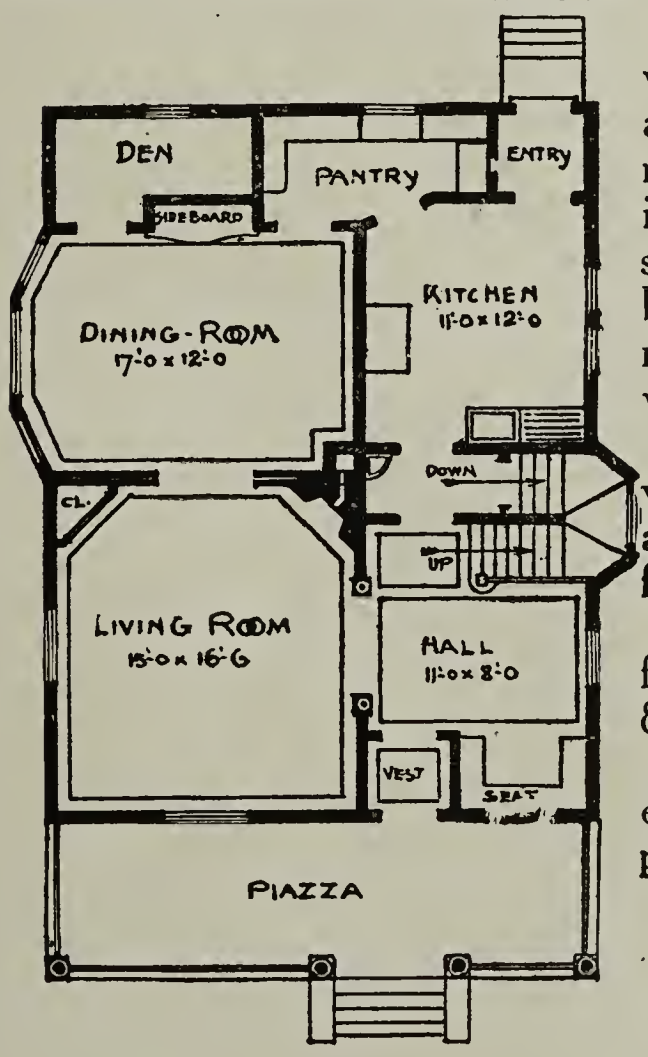




No. 128.

Complete Plans and Specifications of this cottage for $19.00.

This interesting house was built in Minneapolis. The high gable necessary to allow rooms to be finished in attic gives it an appearance which might not be pleasing to all. The gable could be lowered if the extra rooms were not necessary, and a more artistic result produced.



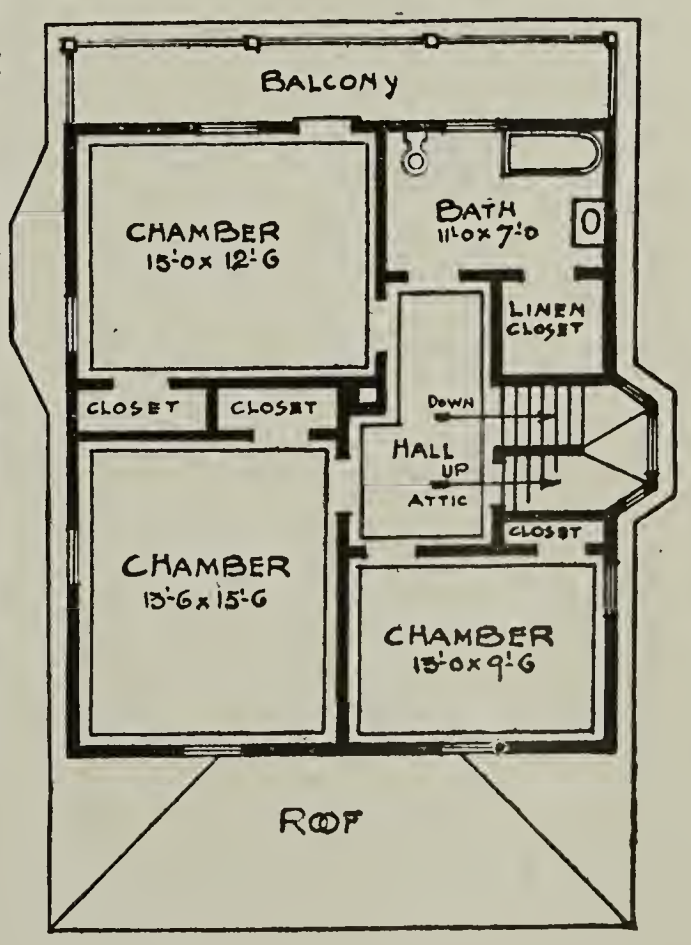
FIRST FLOOR PLAN

The large living room with its cheery fire-place and the well lighted dining room make a very pleasing appearance when the sliding doors are opened between. The den would make a neat little conservatory or nursery.

Three good chambers with plenty of closet room are arranged on second floor.

Height of cellar 7 ft.; first floor 9 ft.; and second 8 ft.

Cost to build, $2500, exclusive of heating or plumbing.



SECOND FLOOR PLAN

No. 115. Complete Plans and Specifications of this cottage for $12.00.

This is a striking cottage of a unique and artistic design. The exterior as illustrated is siding, altho a very pretty effect would be produced by shingling the gables and staining them a contrasting color.

Entering the hall we have to our left a pretty little den, and to the right a comfortable living room with an imposing corner fire-place.

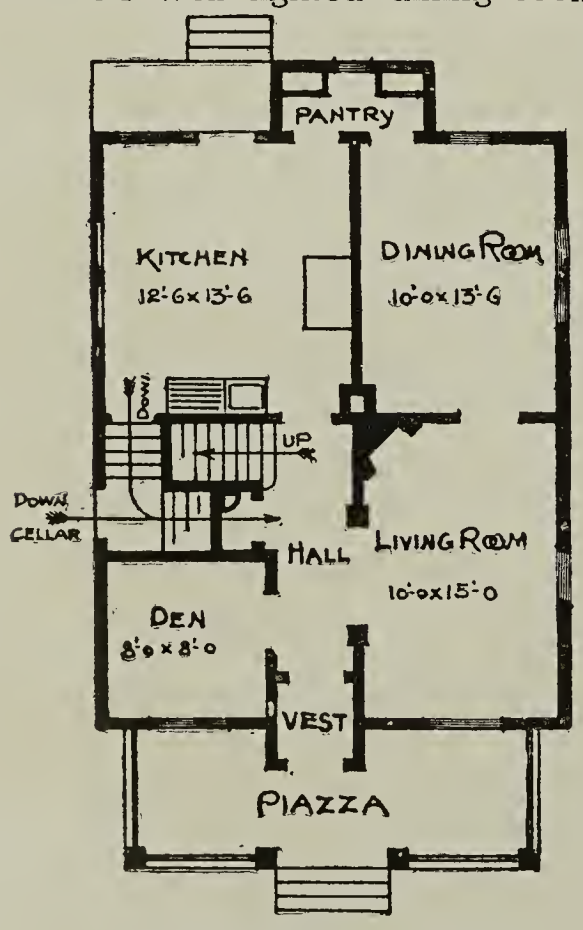
A well lighted dining room leads through a fine pantry to a good kitchen. A door opens to yard on the cellar stairs.

A coat room with small lavatory is situated between stairs and den.

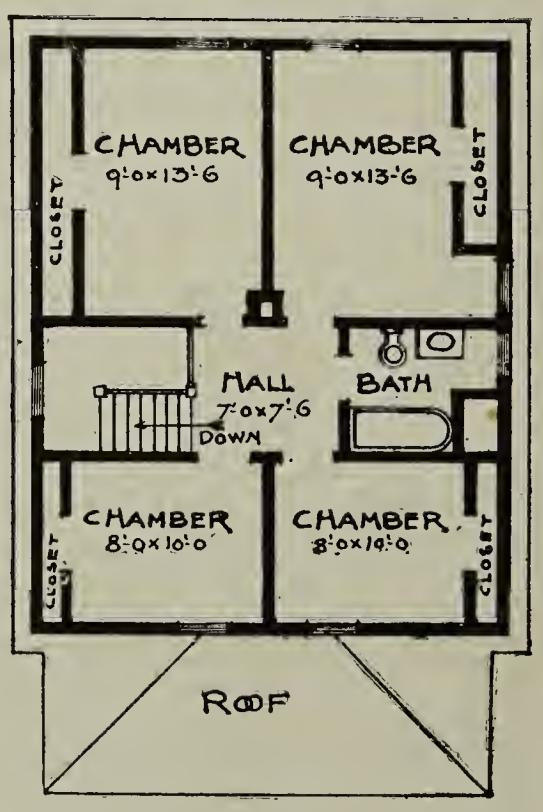
The second floor is divided into four small chambers and a fine bath, but if preferred it could be divided into two large rooms, and one small one. Four large closets provide plenty of room for storage purposes.

Height of first floor 9 ft.; second floor 8½ ft.; and cellar 7 ft.

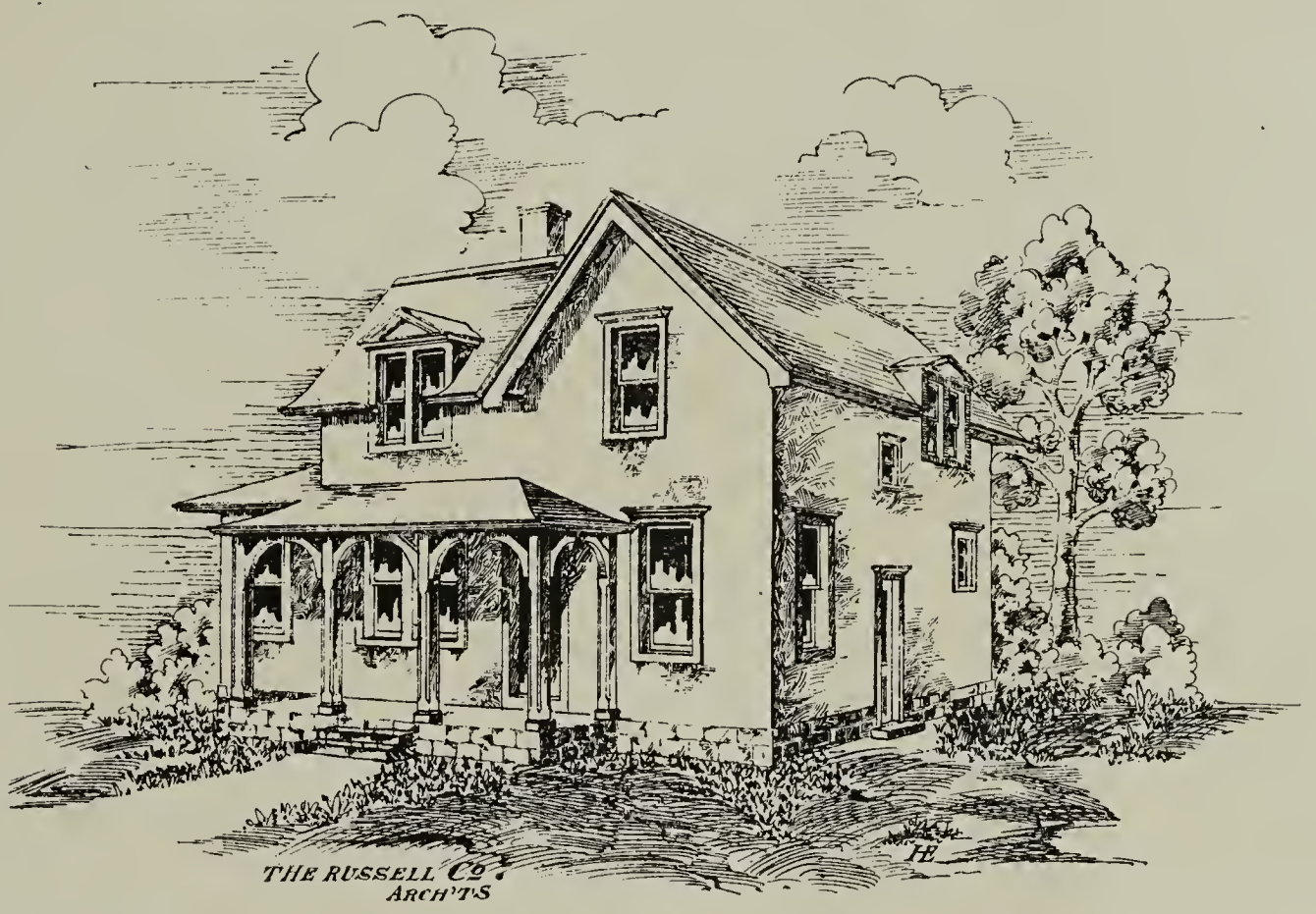
We estimate this house $1650, exclusive of heating or plumbing.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.



No 127

Complete Plans and Specifications for this house for $14.00

This house is designed primarily for a farm house but with a few changes would be appropriate for the city. The exterior could be finished with either siding or cement plaster, whichever would be the best for the locality in which it is built.

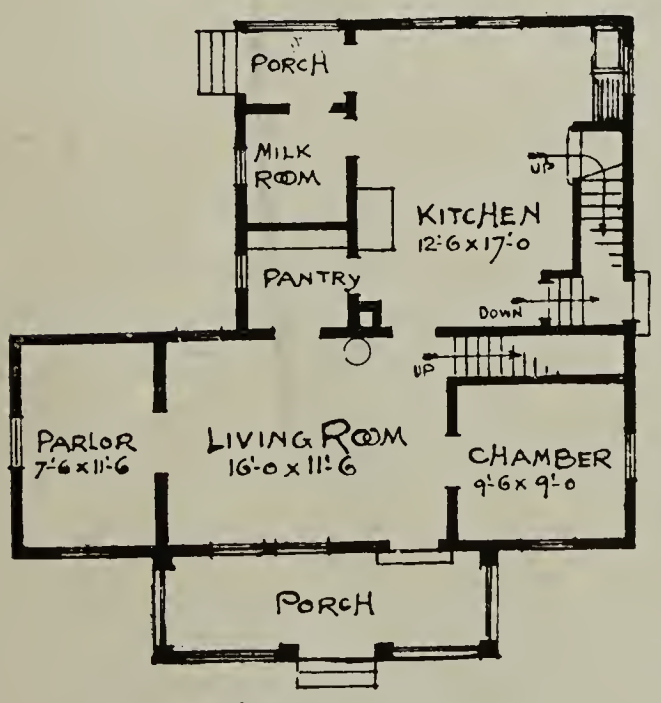
The large porch gives it an inviting homelike appearance, and opens directly into a fine living room which has a parlor connecting with it on the left, and a bedroom on the right.

The kitchen can be reached by a door opening direct, or by passing through the pantry.

A large milk room with door opening on the porch is also connected with kitchen.

We have two staircases which meet on the landing, one from the kitchen and the other from the living room. One of these might be left out and some expense would be saved and considerable space. A door opens to the yard on the grade landing of cellar stairs.

The second floor has four good chambers.

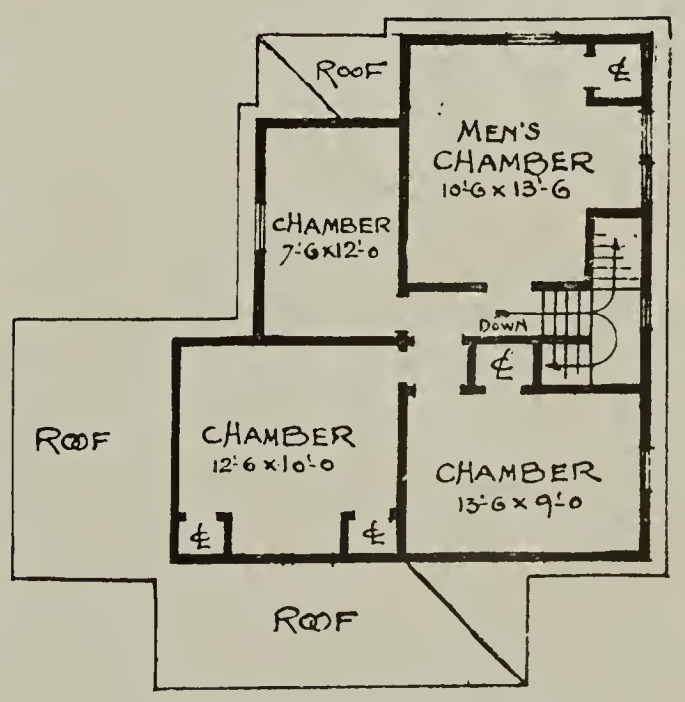


FIRST FLOOR PLAN

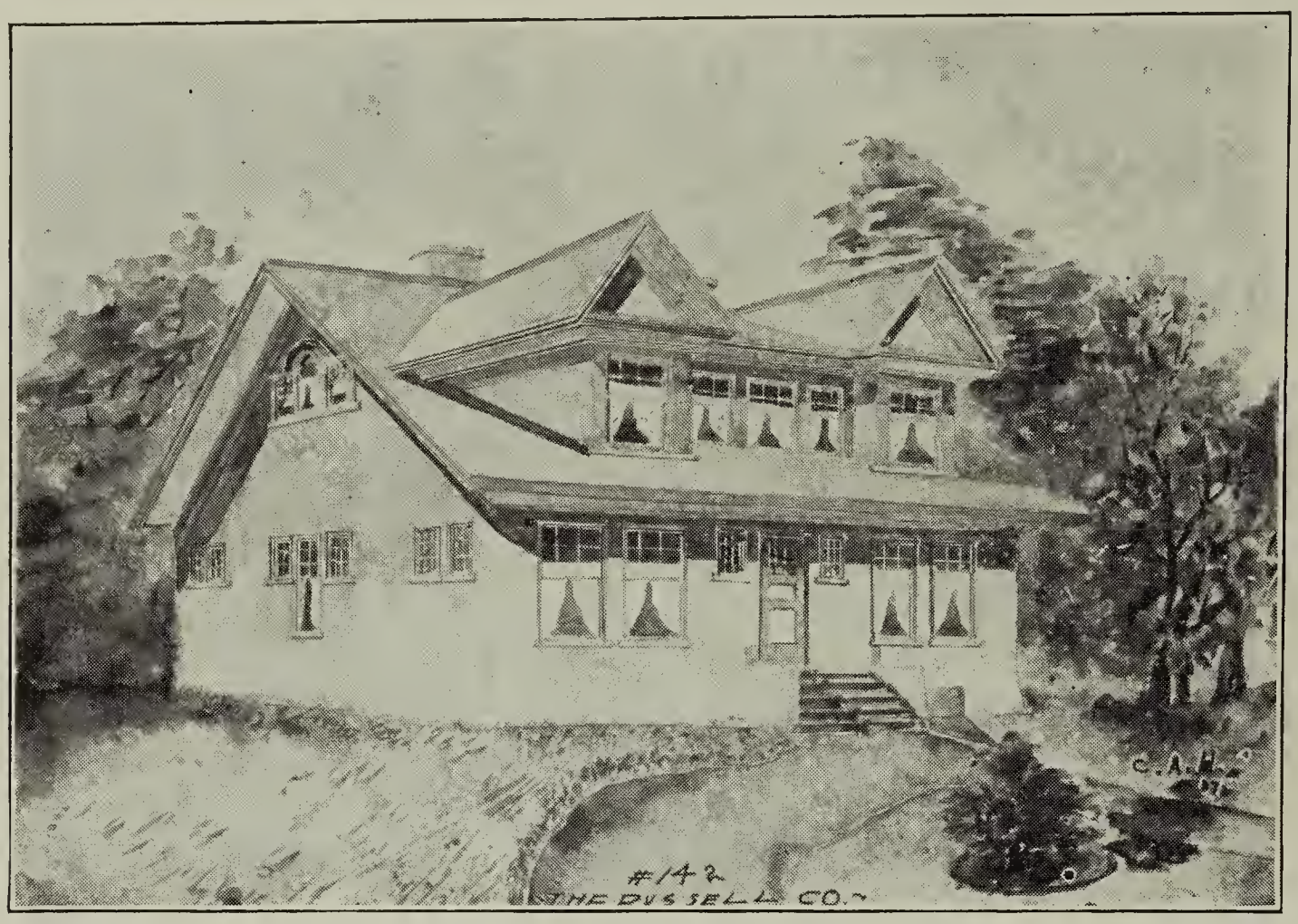
If used for a city home the parlor addition and milk room would be left off and the lower chamber changed to den or sewing room.

Height of first floor 9 ft.; second floor 8½ ft.; and cellar 7 ft.

This will cost about $1800, to build without heating or plumbing.



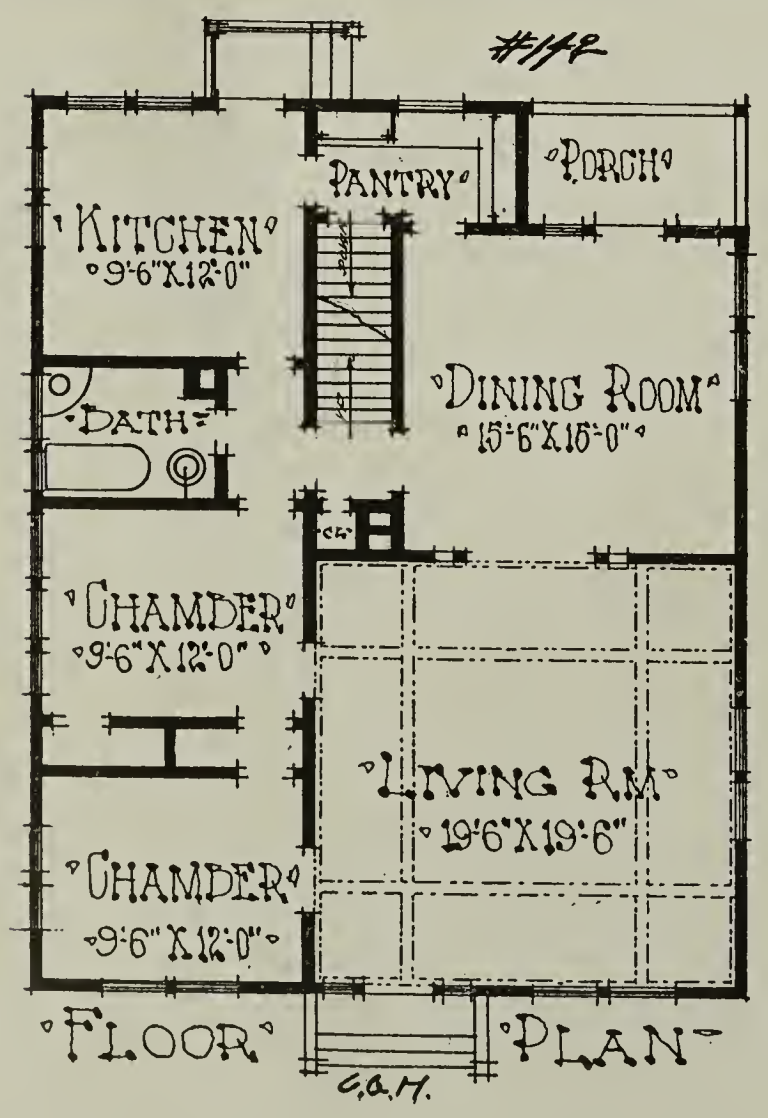
SECOND FLOOR PLAN.



No. 142

Complete Plans and Specifications for $18.00

This little one story cottage is finished on the exterior with plastered wire lath to grade, and if colored green or brown would produce a very pleasing appearance.



We enter the fine large living room direct and from here have a view through the column arch into the dining room. A corner fire place could be placed in the living room at a small expense.

A convenient pantry connects the kitchen and the dining room.

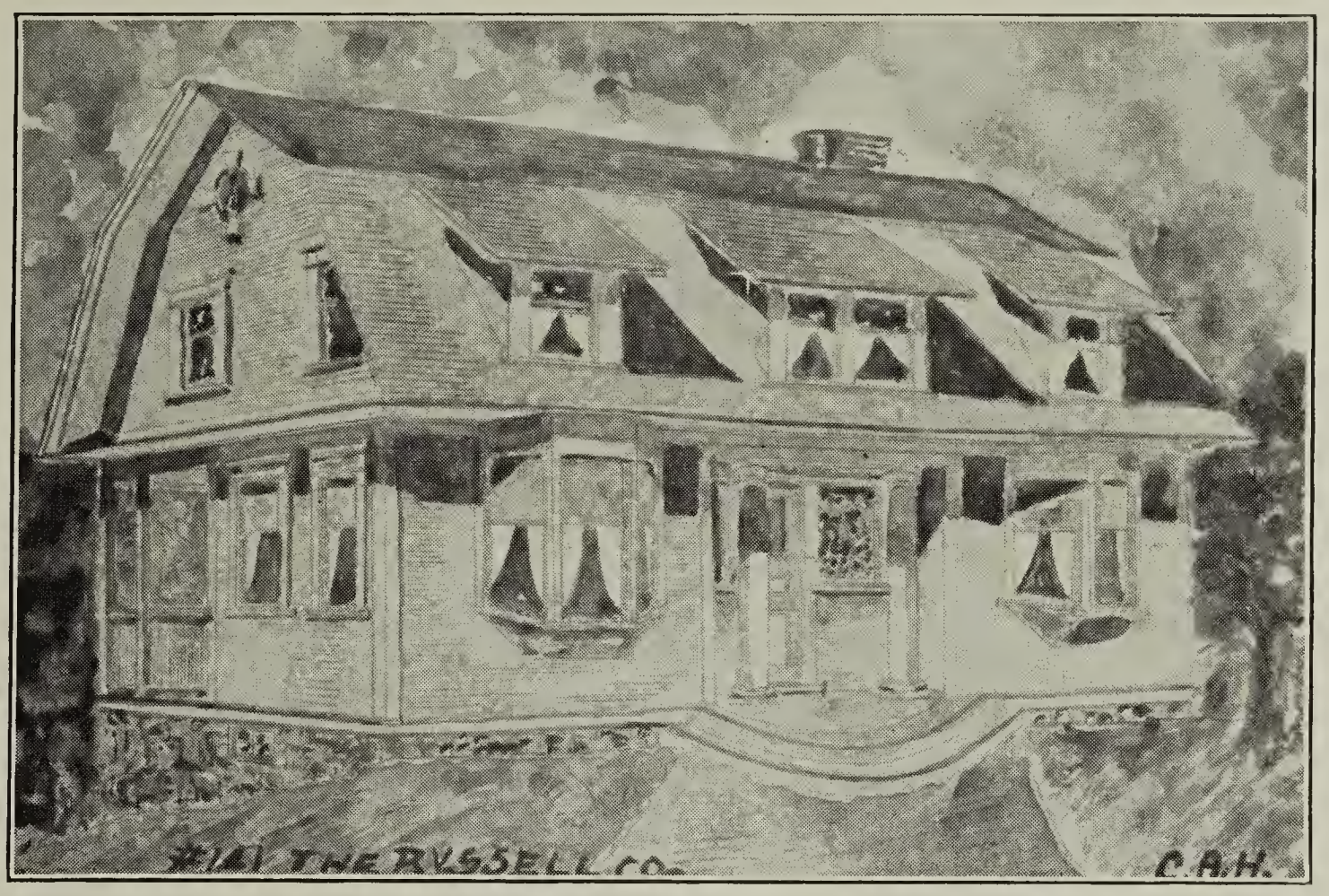
The location of the bath room makes it easy of access both from the lower chambers and the second floor rooms, and is given an individual privacy by opening off the small hall.

The second floor plan is not shown but there is ample room for two good chambers if needed.

The porch off the dining room would make a very desirable summer resting place if screened in, or could be changed to a small conservatory at a slight expense.

This house can be built for $1400, exclusive of plumbing or heating.

The cellar extends under the entire house and is seven foot to joists and $8\frac{1}{2}$ feet is allowed for the first floor.



No. 141

Complete Plans and Specifications for this house for $25.00.

This would make an ideal suburban home or is well designed for a wide lot. The gambrel roof and over-hanging eaves make this house appear much smaller than its dimensions indicate.

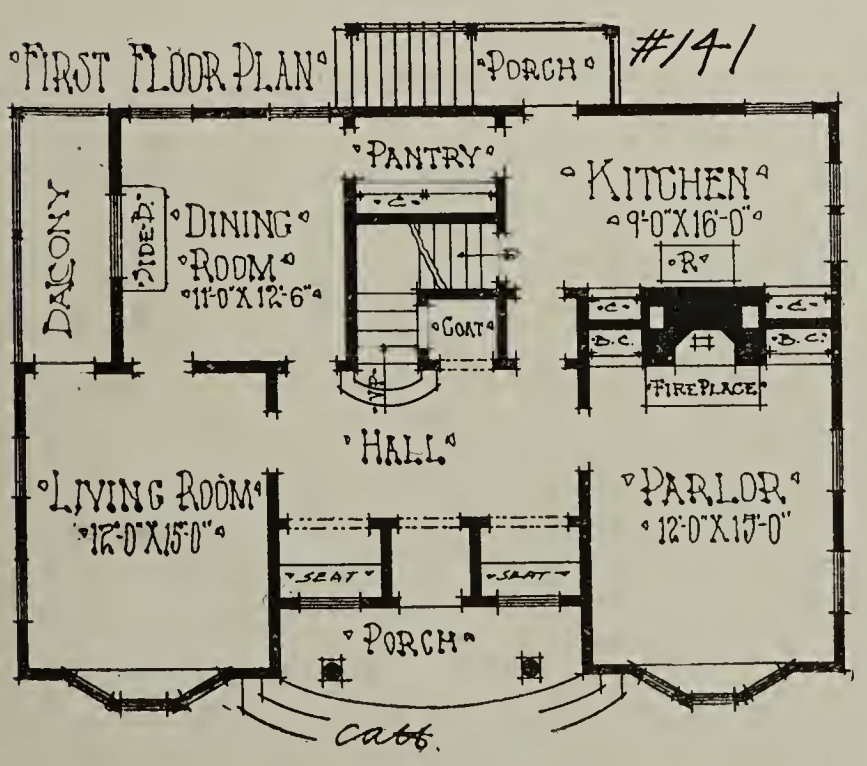
The hall, which we enter from the vestibule, has direct connections with every room on the first floor. The coat closet door, if fitted with a full length mirror, would add considerable to the attractiveness of the hall.

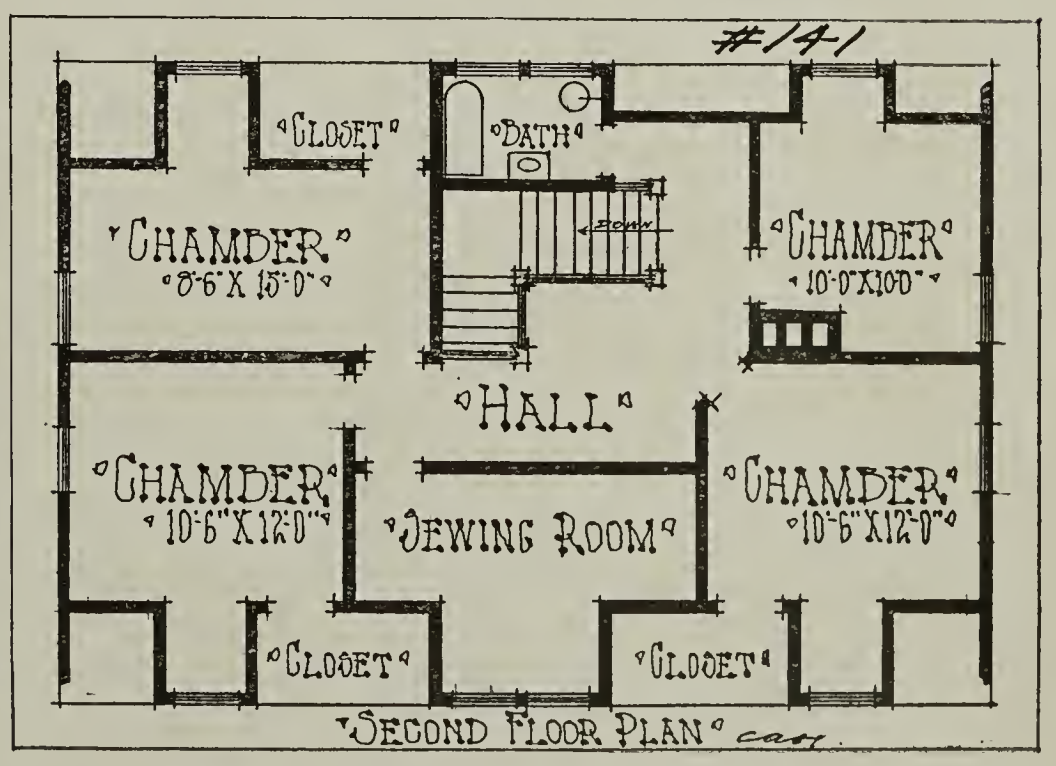
To the left we have a fine, large living room, which has a door opening into the dining room and also to the balcony, which could be screened in or changed to a conservatory.

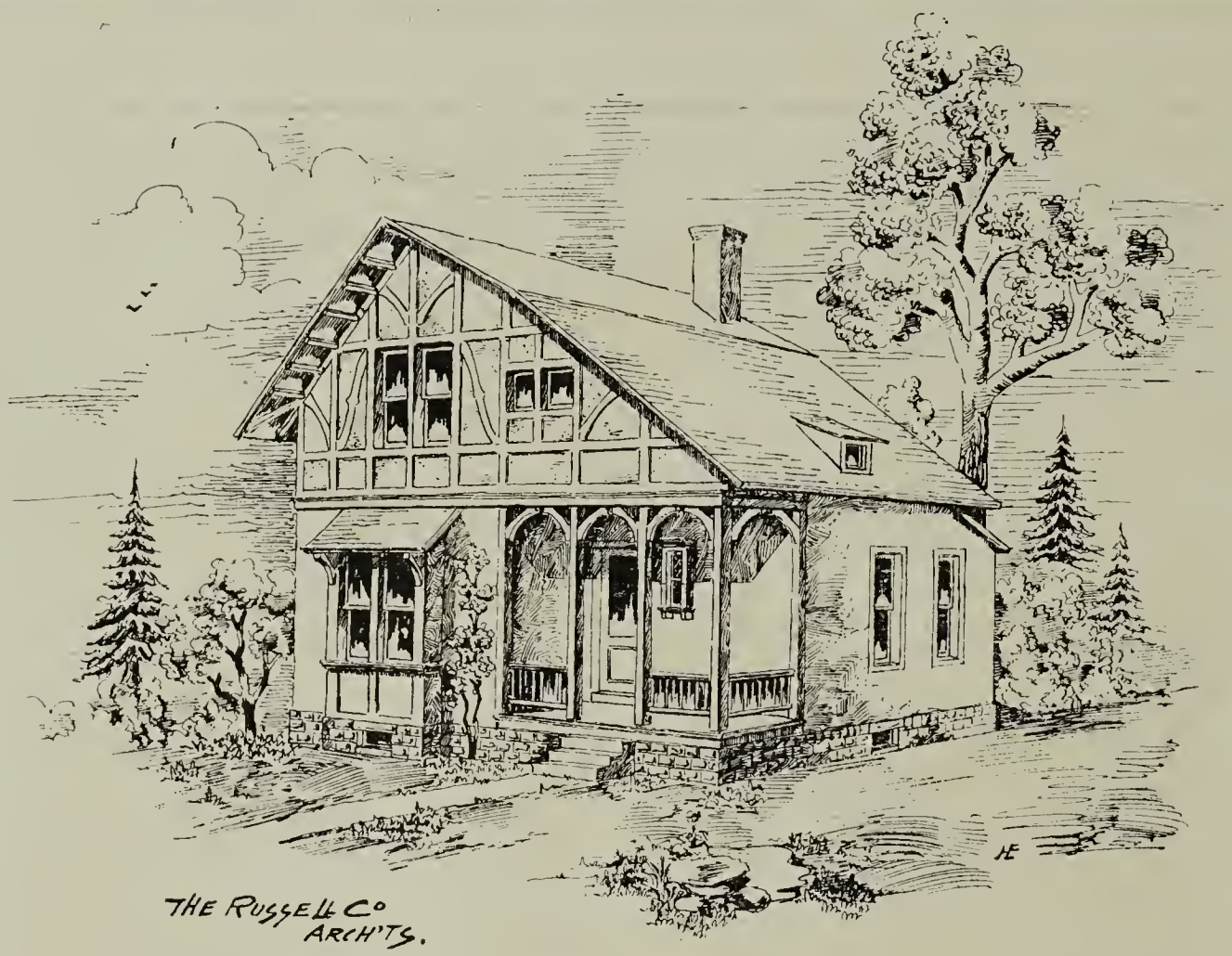
To the right is a parlor with a fine fire place, having book shelves on either side.

The second floor has four good chambers, sewing room and convenient bath room.

This house will cost $2500, exclusive of plumbing and heating.







No 120

Complete Plans and Specifications for this house for $10.00

The delightful little cottage shown in this illustration combines all the elements of an inexpensive design without sacrificing the details which distinguish an attractive home from a plain one.

The exterior could be finished in cement plaster, siding, or shingles, and the foundation made of cement.

Entering the vestibule a door to the right opens into a hall from which the stairs start and which leads past the bathroom to the kitchen.

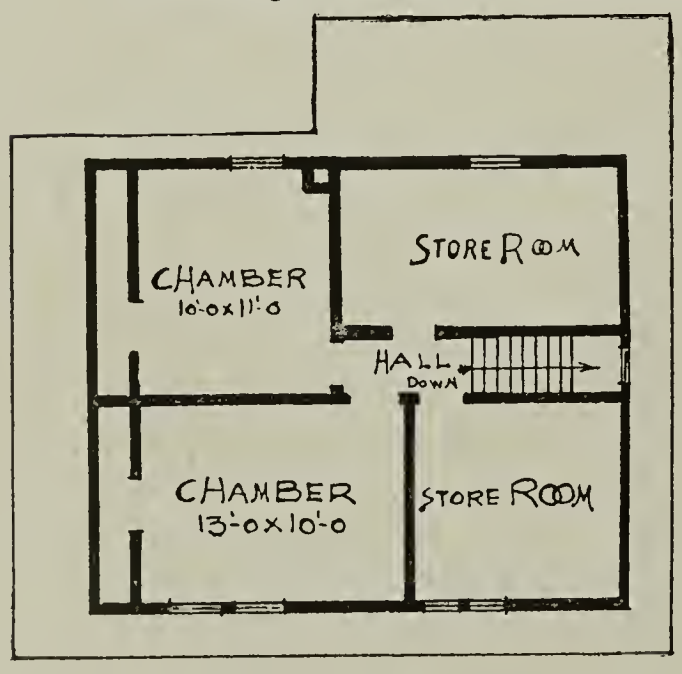
The door to the left opens into a well lighted living room which is connected with dining room by sliding doors.

A column arch could be substituted and would add considerable to the size as far as appearance is concerned. At a small additional expenditure a fire-place could be placed in the corner of the dining room. A fine pantry connects an excellent kitchen.

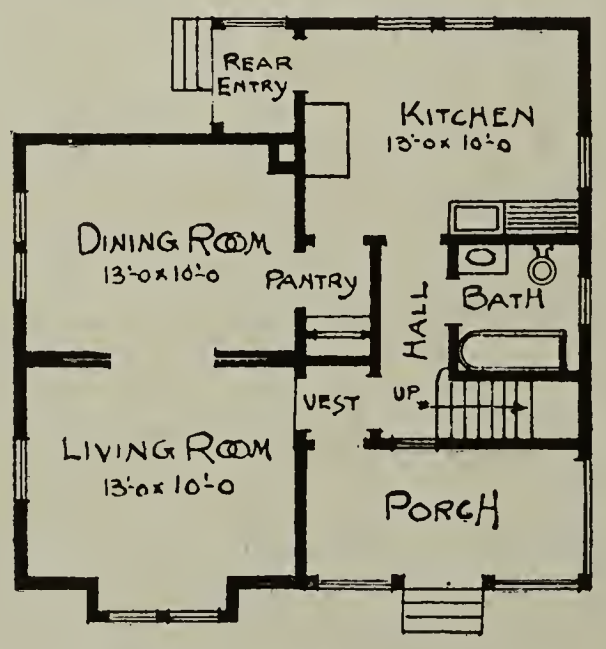
Two good chambers with large closets and two store rooms are divided off on second floor.

Height of cellar 7 ft.; first floor 9 ft.; second floor 8 ft.

This cottage will cost to build exclusive of heating or plumbing about $1000.



SECOND FLOOR PLAN.



FIRST FLOOR PLAN

REMOVED TO
49 PATTEN BUILDING,
MILWAUKEE WIS.

No. 124

Complete Plans and Specifications for this house for $10.00

This very simple design is giving an air of substantial worth by the large cornice and the fine wide heavily built porch. Siding is used to second floor and the remainder is shingles.

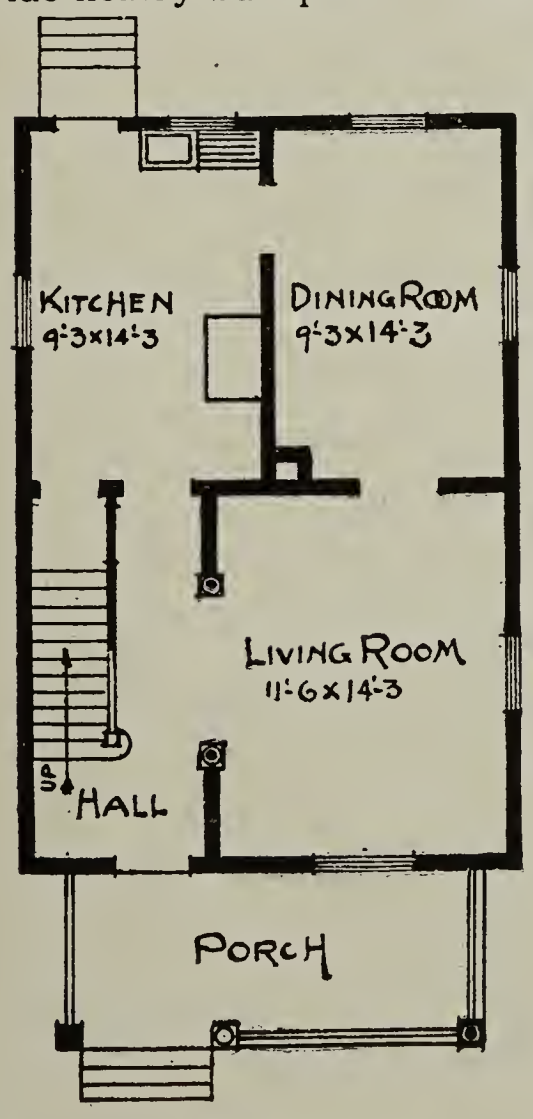
Entering the hall up from which the stairs start we pass into a large living room which would be considerably improved by a cheery fire-place in the corner.

If preferred an arch might be substituted between living room and dining room.

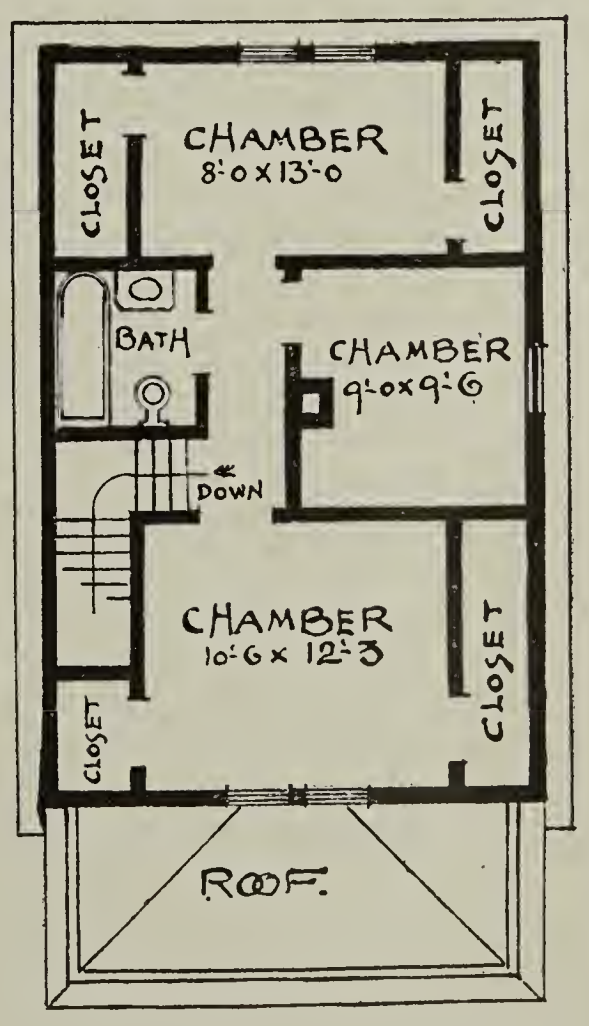
The second floor has three good chambers each with one or more roomy closets, and a well arranged bathroom.

Height of cellar 7 ft.; first floor 9 ft.; and second floor 8 ft.

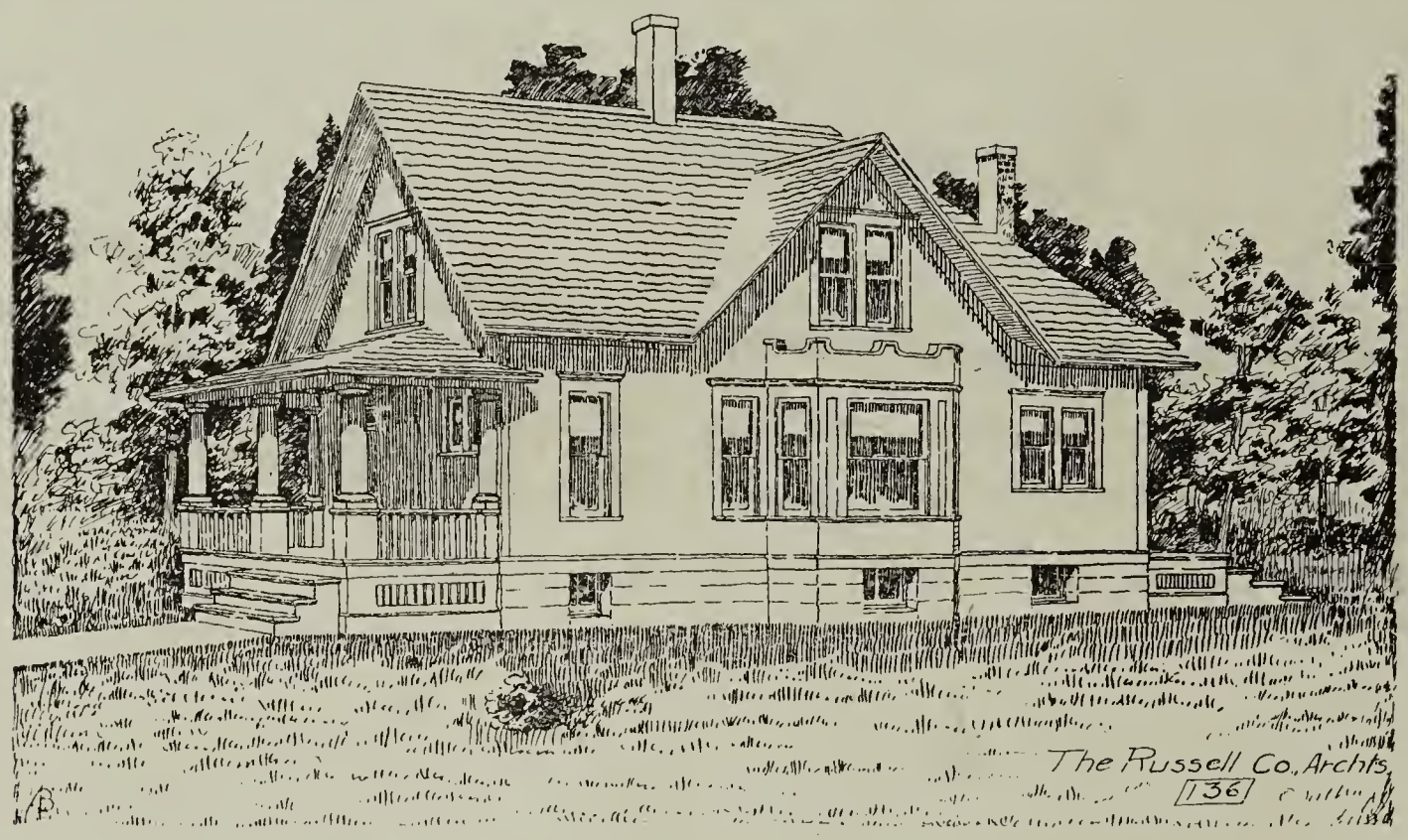
This house will cost $1450, exclusive of heating or plumbing.



FIRST FLOOR PLAN



SECOND FLOOR PLAN.



No. 136. A Twentieth Century Cottage

Complete Plans and Specifications for $15.00

The attractive little house here shown is a one-story cottage but three good chambers as indicated in the floor plans can be finished in the second story, if needed. The spacious porch with its substantial columns, while adding considerable to the cost, improves the appearance of the house to such an extent that it is money well spent.

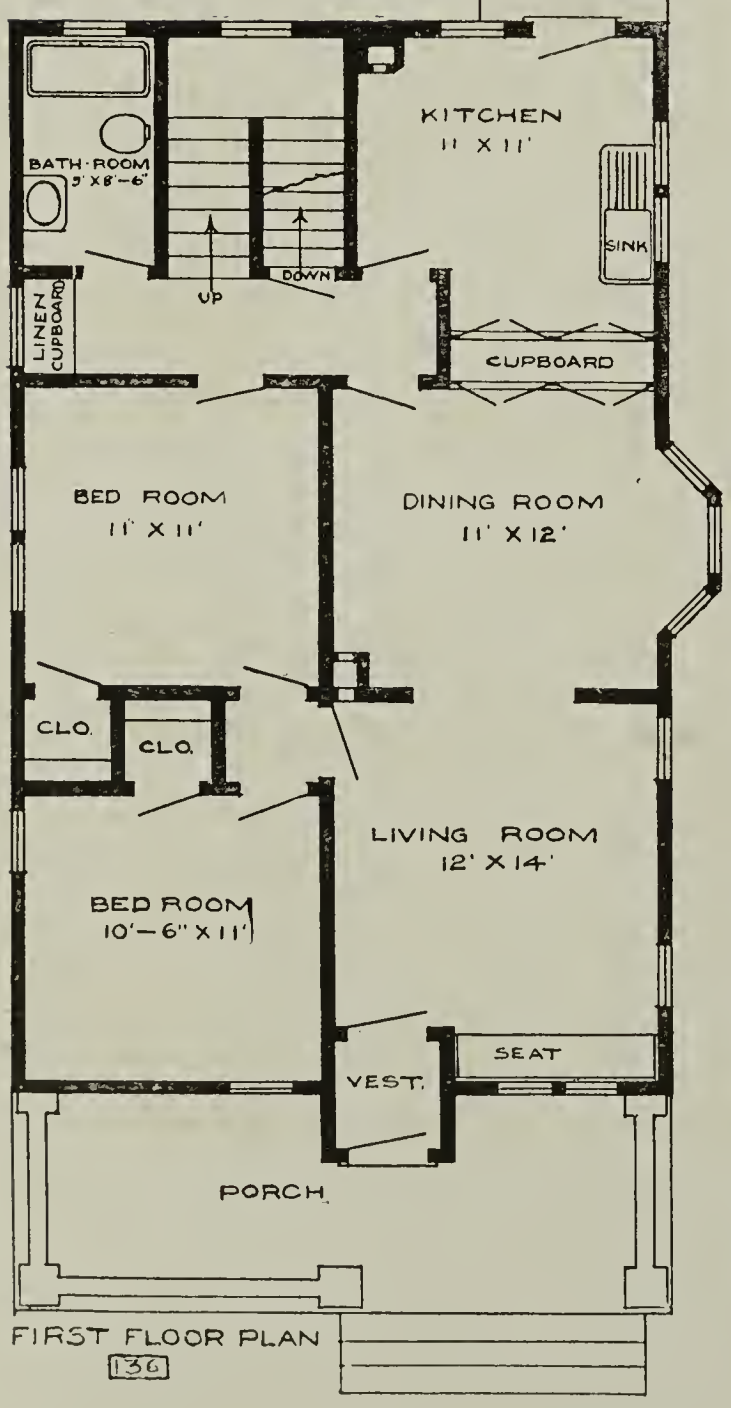
Passing through the vestibule we enter a fine, large living room which is separated from the bright, well lighted dining-room by an arch.

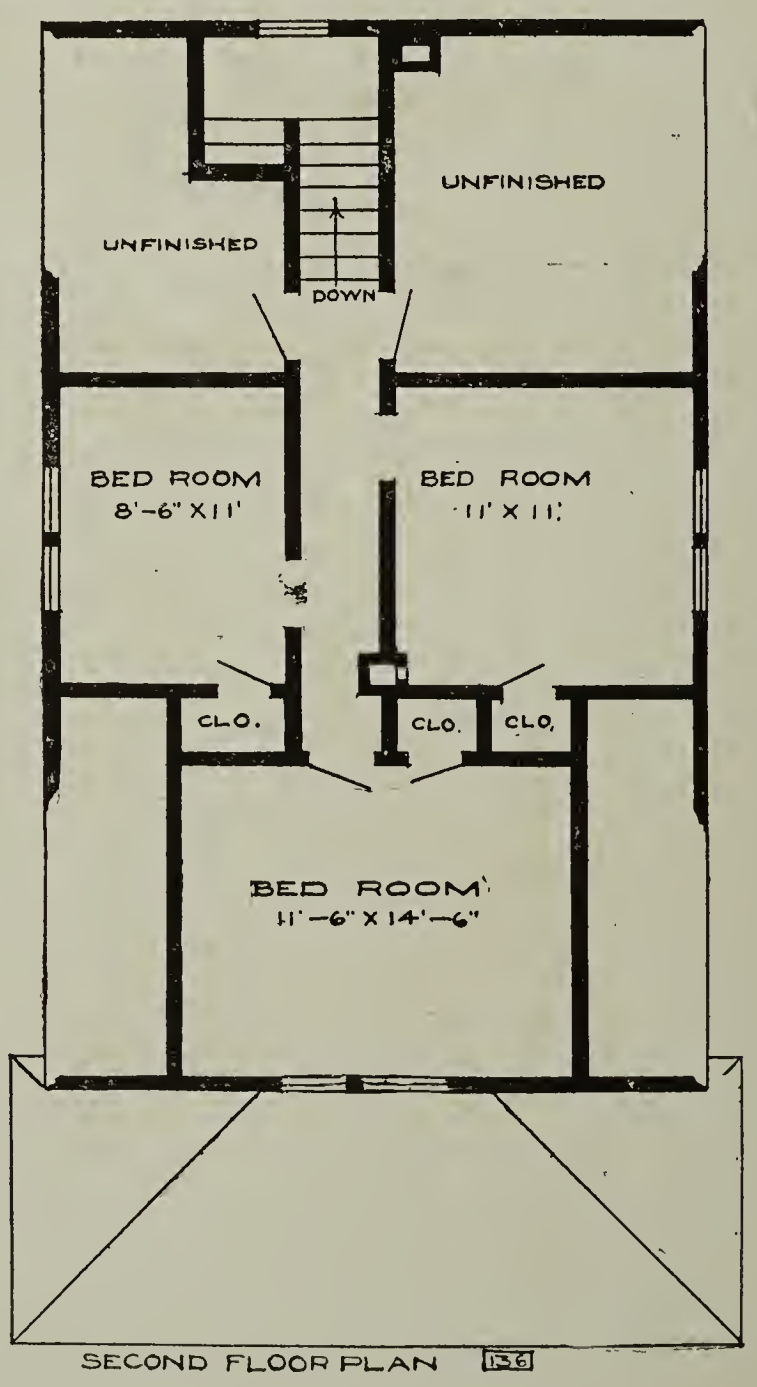
A double cupboard is substituted for a pantry between the kitchen and dining-room.

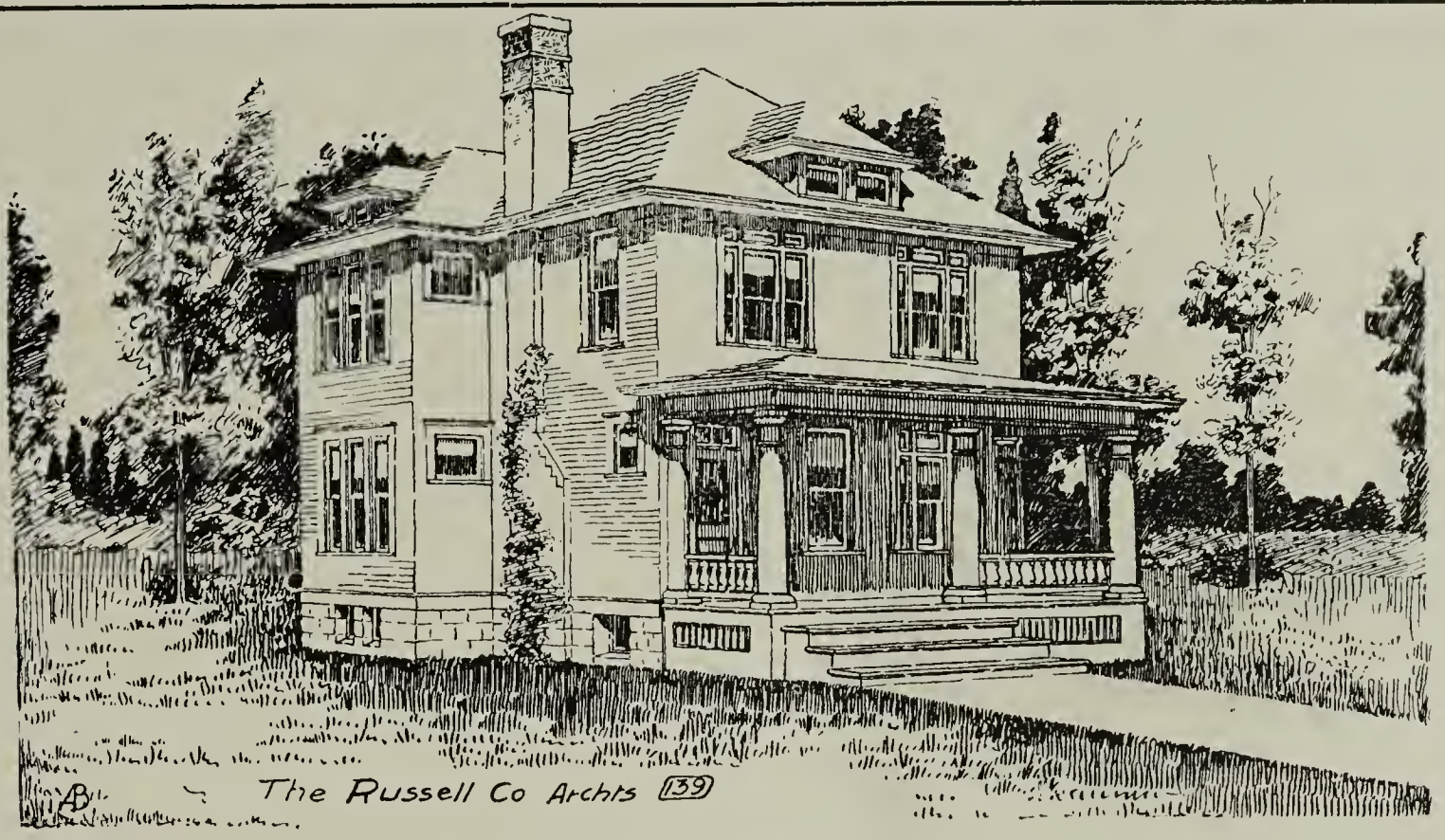
A linen cupboard is provided at the end of hall under window.

The location of the chimneys will permit stoves to be used in heating these rooms, if preferred.

This house will cost $1,650 to build, exclusive of heating or plumbing.







No. 139

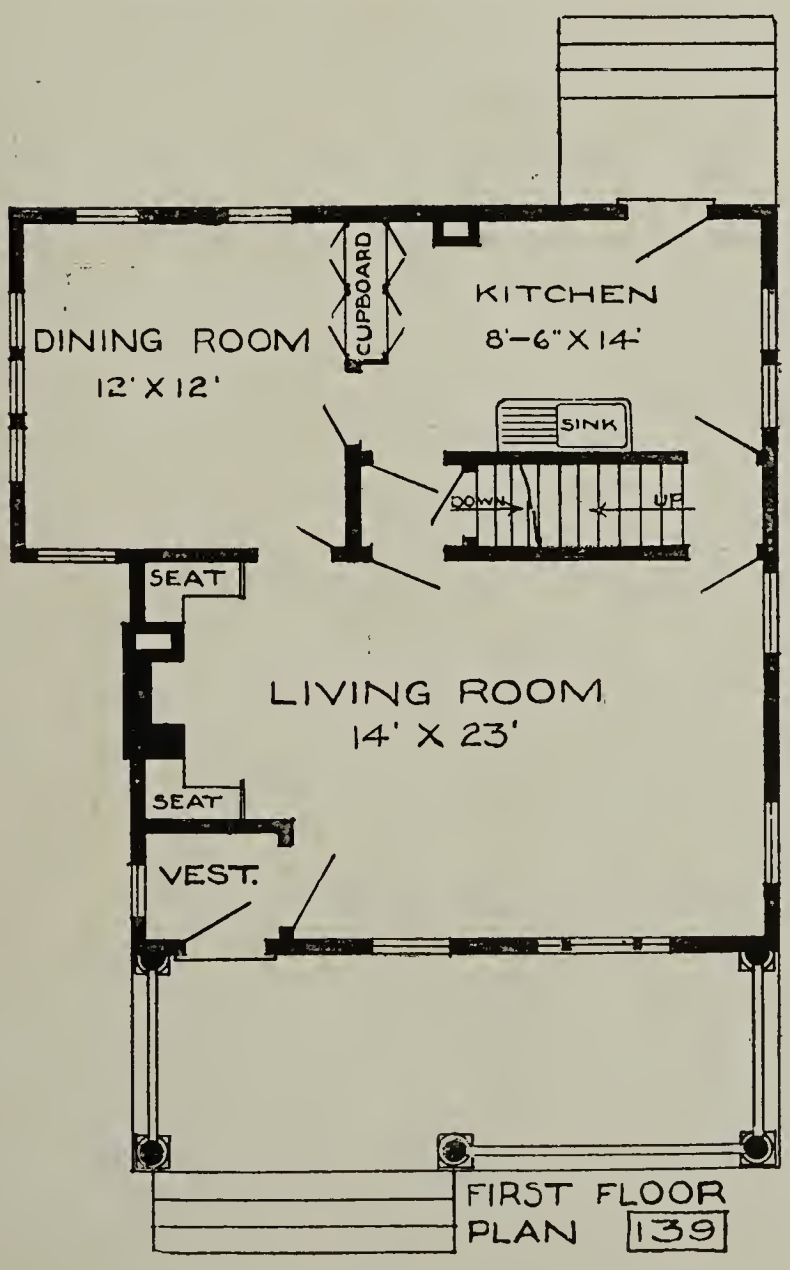
Complete Plans and Specifications for $20.00

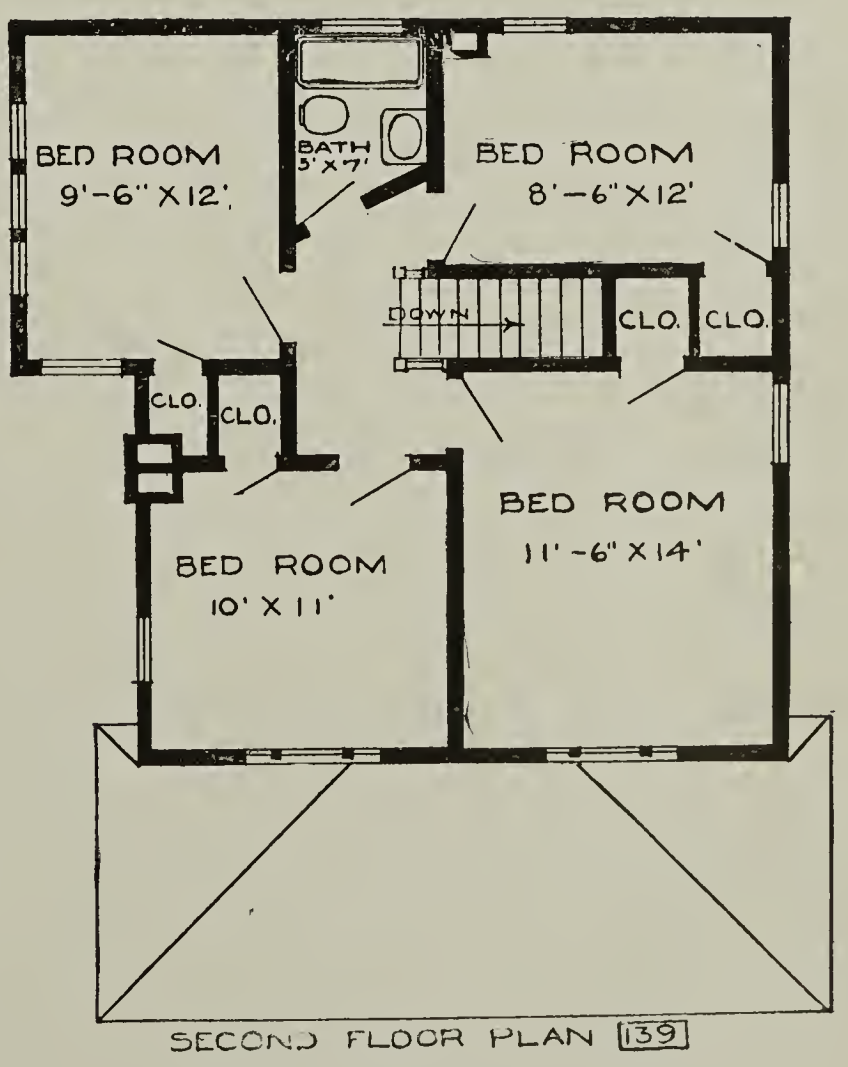
This design is more pleasing to many on account of the impressive appearance which a two story house presents. Passing through the vestibule we enter a fine, large, well lighted living room with an attractive fire-place at one end. The increased cost of an open stairway and the trouble and increased expense of heating a house so built has influenced us to design a house with conveniently located closed stairs.

A convenient dining room with many windows opens directly into a well arranged kitchen. A fine double cupboard is substituted for a pantry

The second floor has four good bedrooms with ample closet room and bath room.

This house will cost $1,750 and up, depending on interior finish and decoration.



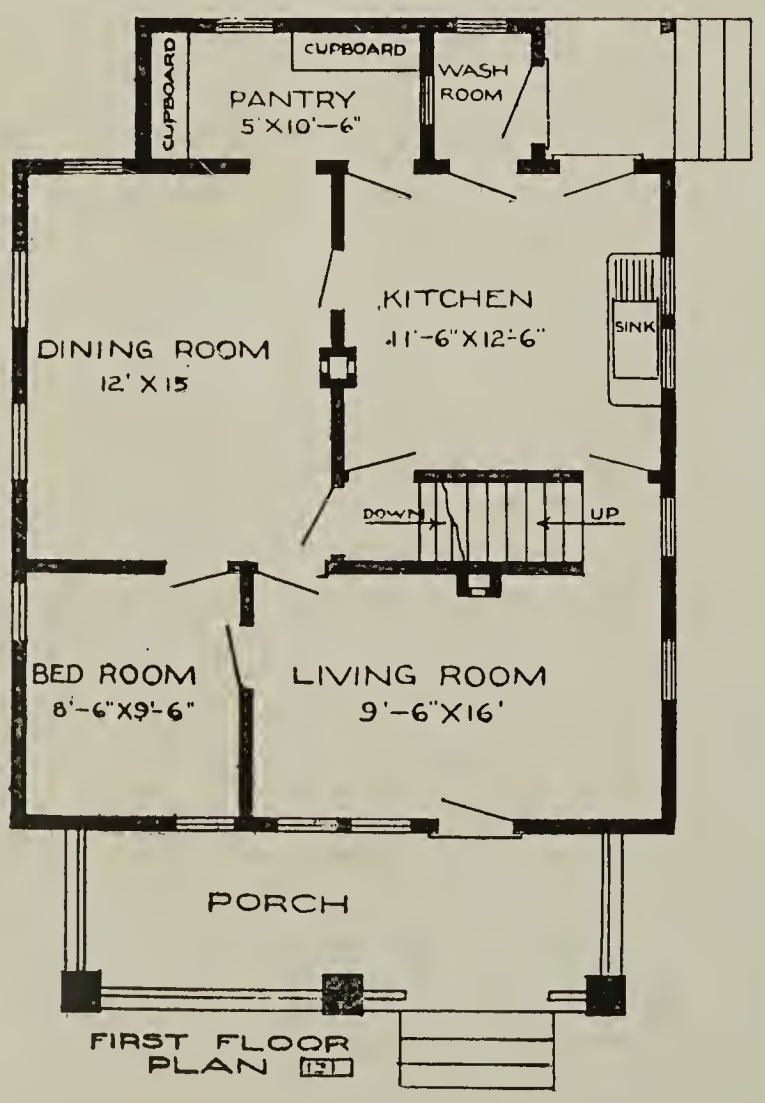


No. 131. Complete Plans and Specifications for this house for $18.00

This design is intended for a farm house but with a few changes would make a very convenient city home. The large, wide open cornice, and spacious porch with its immense square columns, give to this house a solid, well built appearance. Four range rock is used for foundation above grade and three inch siding for the remainder of the building.

The large living room has a bed room opening off of it which could be made a very neat little den or nursery.

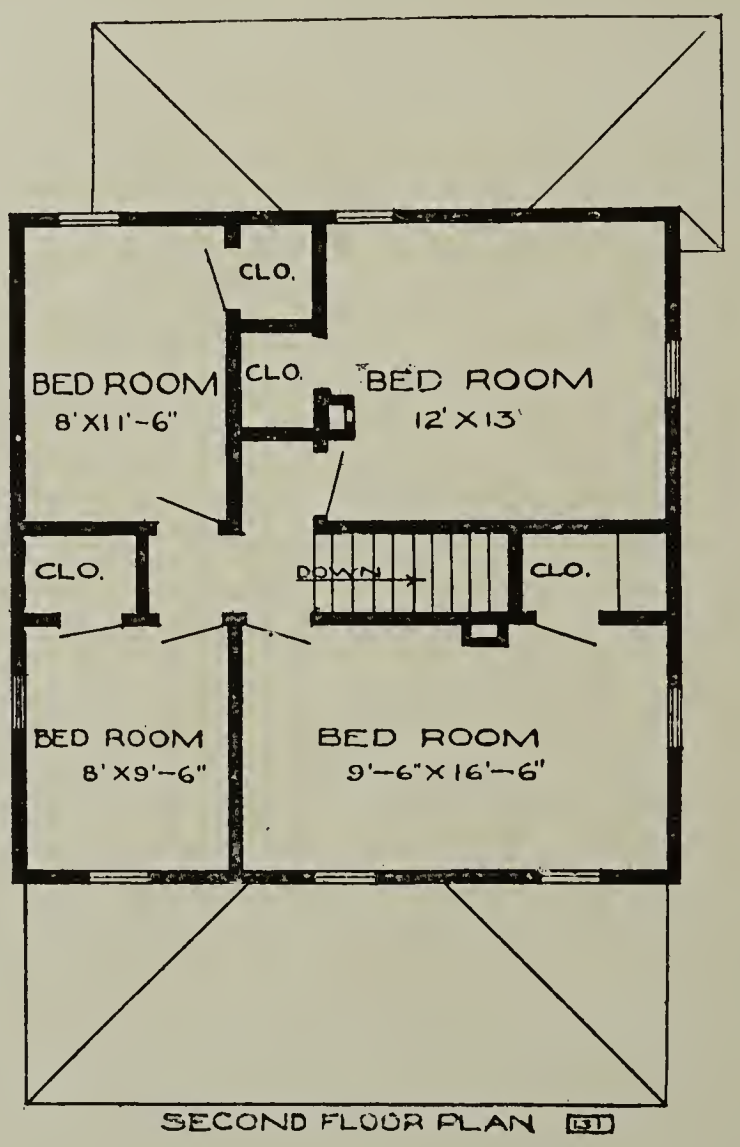
The commodious dining room is connected with kitchen direct which can also be reached by passing through the pantry.

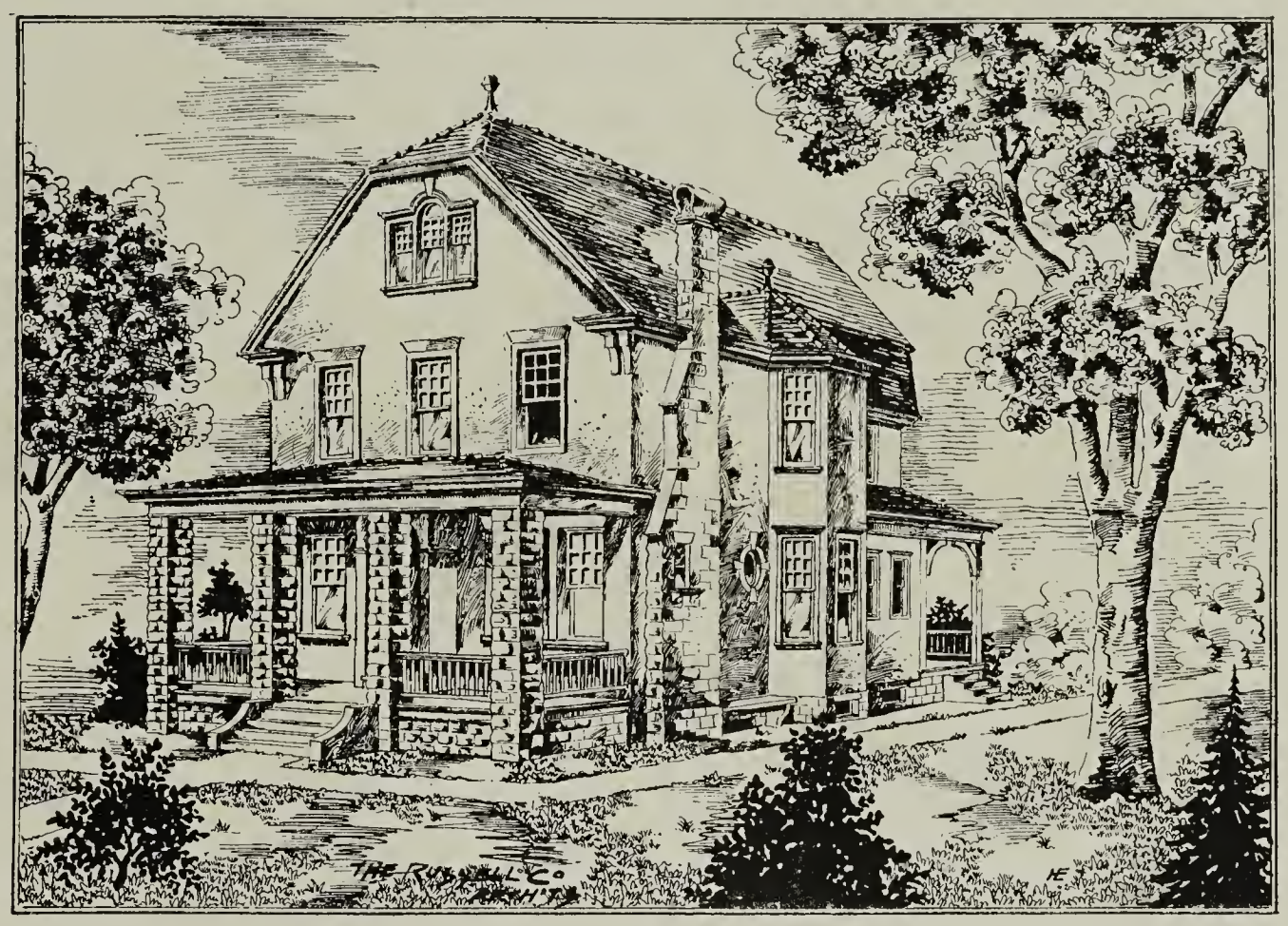


The small rear chamber could be used for a bath room if desired.

The arrangement of chimneys permits of this house being easily heated with stoves.

Exclusive of plumbing or heating this house can be built for 1750.



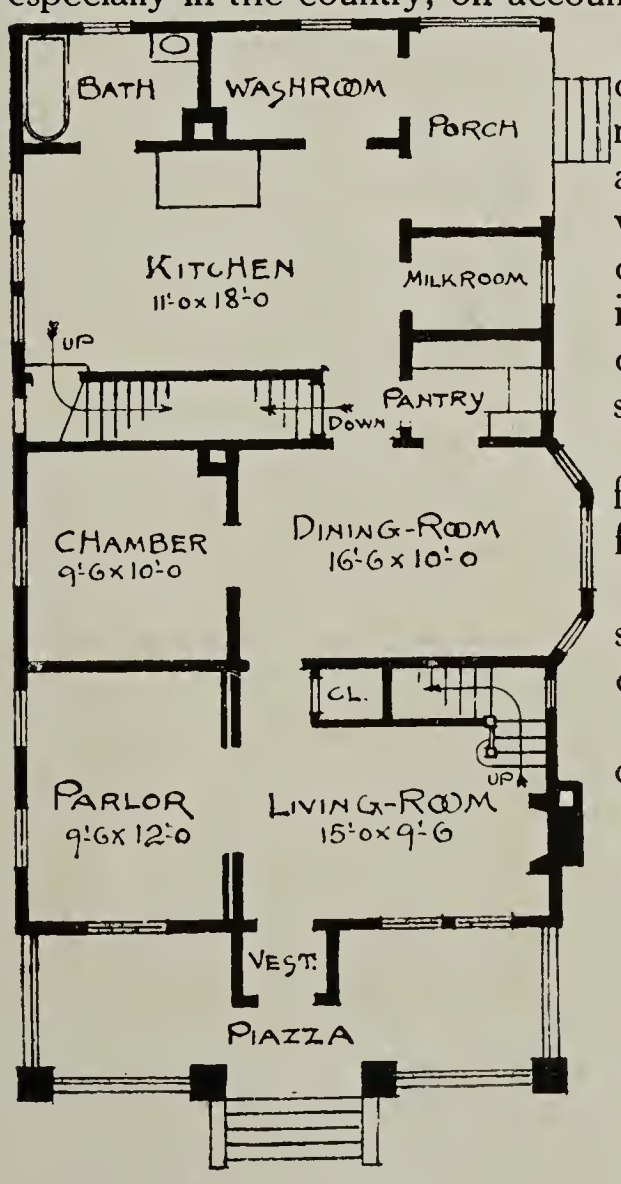


No. 121.

Complete Plans and Specifications for this house for $25.00.

The country house shown in this illustration must appeal to any farmer as a home which in arrangement and size of rooms fulfills every requirement.

As designed the house is built of concrete blocks, a material which is fast superseding all others especially in the country, on account of cheapness and durability.



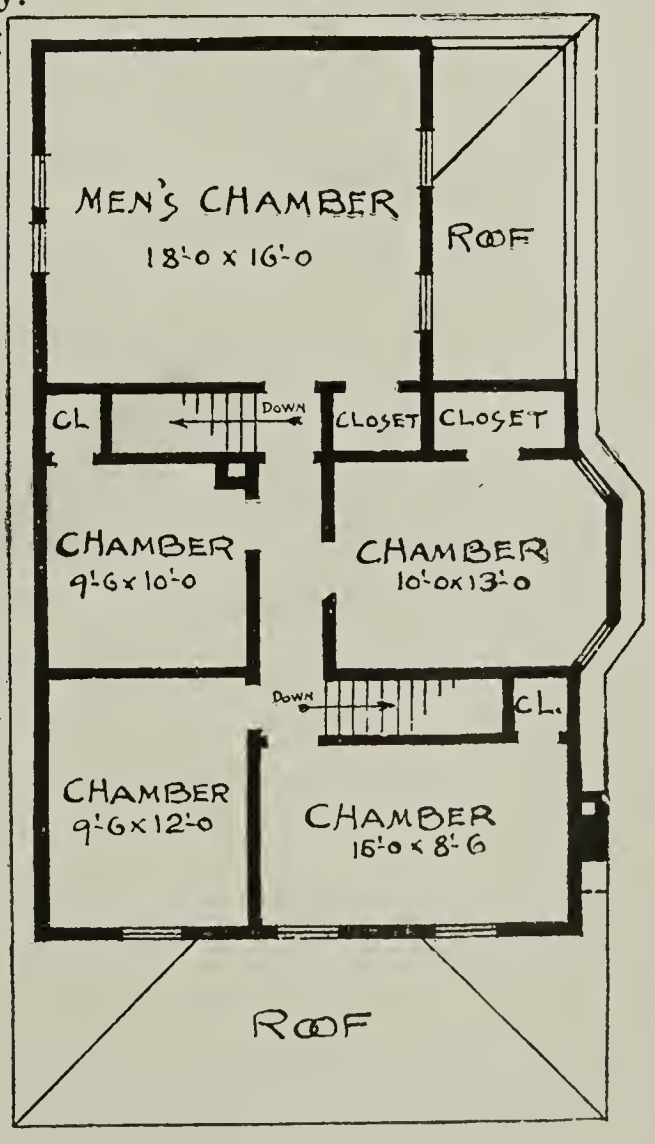
FIRST FLOOR PLAN.

The kitchen has opening off of it, a bath room, wash-room, milk room, and pantry and is also connected direct with dining room. A door opening direct to the cellar is provided from the outside on grade landing of cellar stairs.

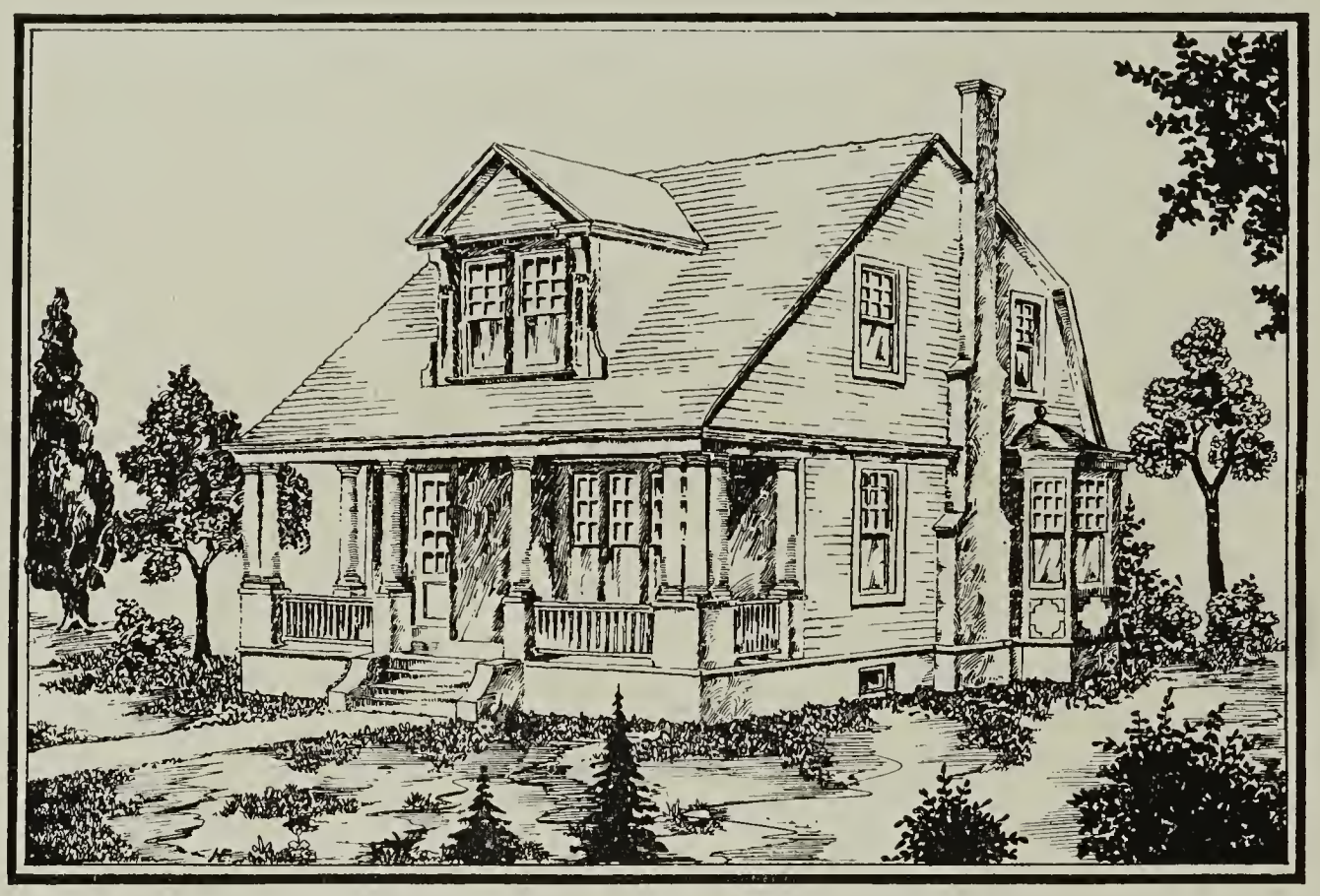
This house with a very few changes would make a fine city home.

Height of first floor 9 ft.; second floor 8½ ft.; and cellar 8 ft.

Cost to build $3000, by contract labor.



SECOND FLOOR PLAN



No. 102.

Complete Plans and Specifications for this house for $18.00.

The attractive home here shown is one that retains the square shape which is the most economical to build, but which in most cases is so plain as to be distasteful to those who want a home that has a distinguishing difference from its neighbors.

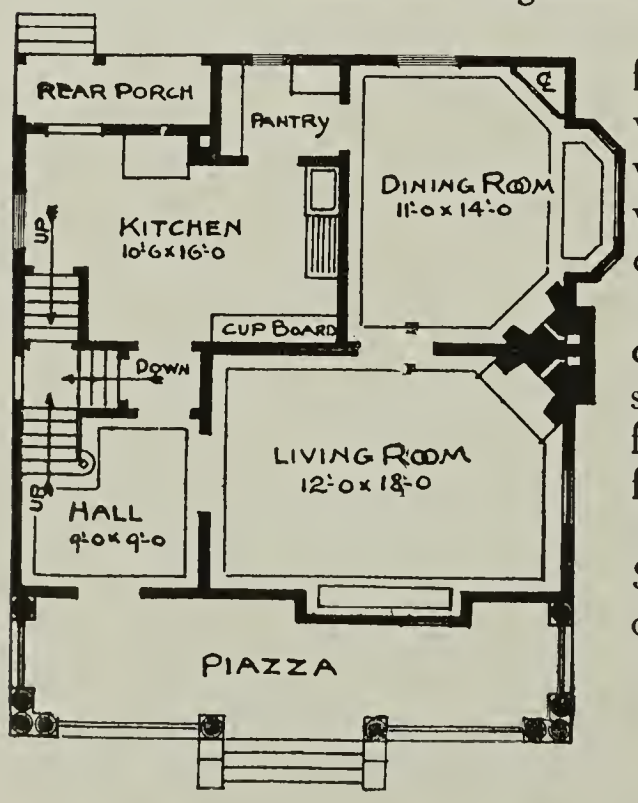
The large porch with its numerous immense columns gives it a solid, well built effect.

Entering the reception hall we look through an arch into the spacious living-room with its corner fire-place. The dimensions of this room, 12x18, will fulfill the popular demand for a living room as large as the size of the house will permit.

The dining room with its beautiful bay window and corner fire-place need only a passing comment as to its many attractive features.

The kitchen is large and very conveniently arranged and has steps leading to landing on stairs.

The cellar stairs have a grade landing with door opening on the outside.

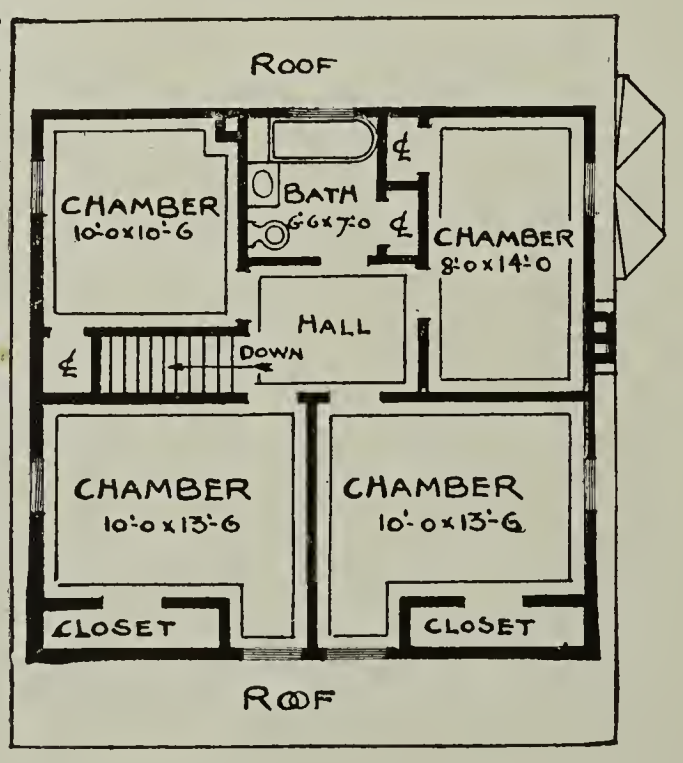


FIRST FLOOR PLAN

The second floor has four nice bed-rooms, each with a good closet, and a well arranged bath-room with connecting linen closet.

The cellar extends under entire house and is seven feet to joist; first floor 9 feet and second floor $8\frac{1}{2}$ feet.

This house will cost $1900 to build, exclusive of heating or plumbing.



SECOND FLOOR PLAN

No. 116. Complete Plans and Specifications for this house for $15.00.

This quaintly picturesque home was built for a prominent Minneapolis real estate man, although with a somewhat different interior arrangement.

While an exterior view gives the idea of a story and a half cottage, the interior gives the same room as a full two story house.

The vestibule as shown in the plans opens into a reception hall, but if desired, might be made to open into the dining room and a den made of the reception hall.

The dining room with its large bay window makes an attractive appearance. An arch or sliding doors could be substituted between the living room.

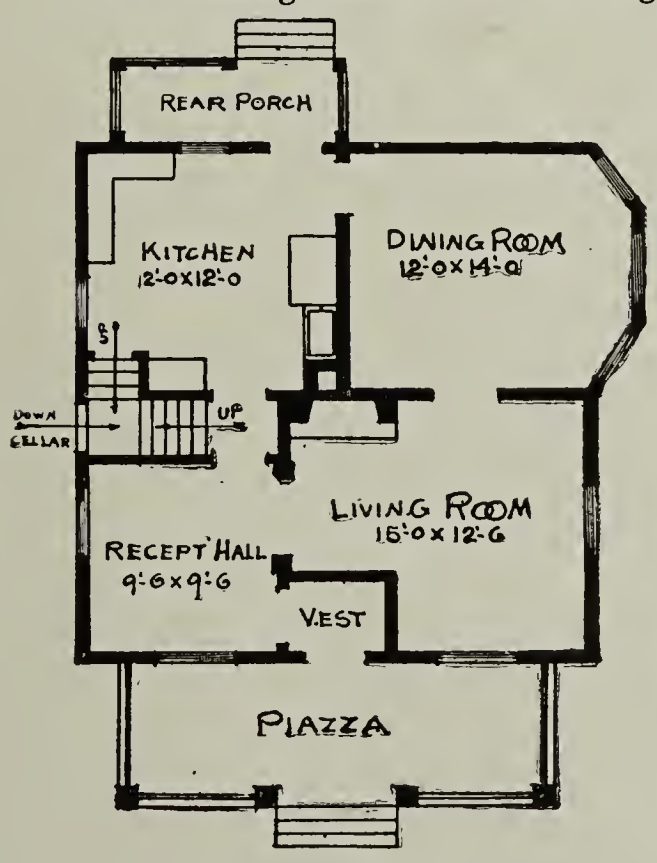
We have a fine kitchen with a good cabinet instead of a pantry.

The second floor has three good bed-rooms and a bath.

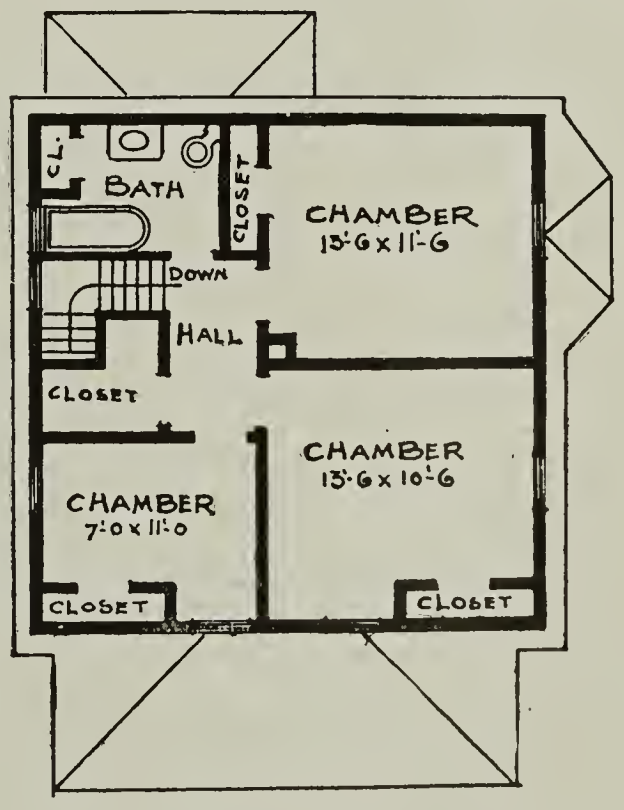
An outside entrance is provided on grade landing of cellar stairs.

Height of cellar 7 ft.; first floor 9 ft.; second floor 8½ ft.

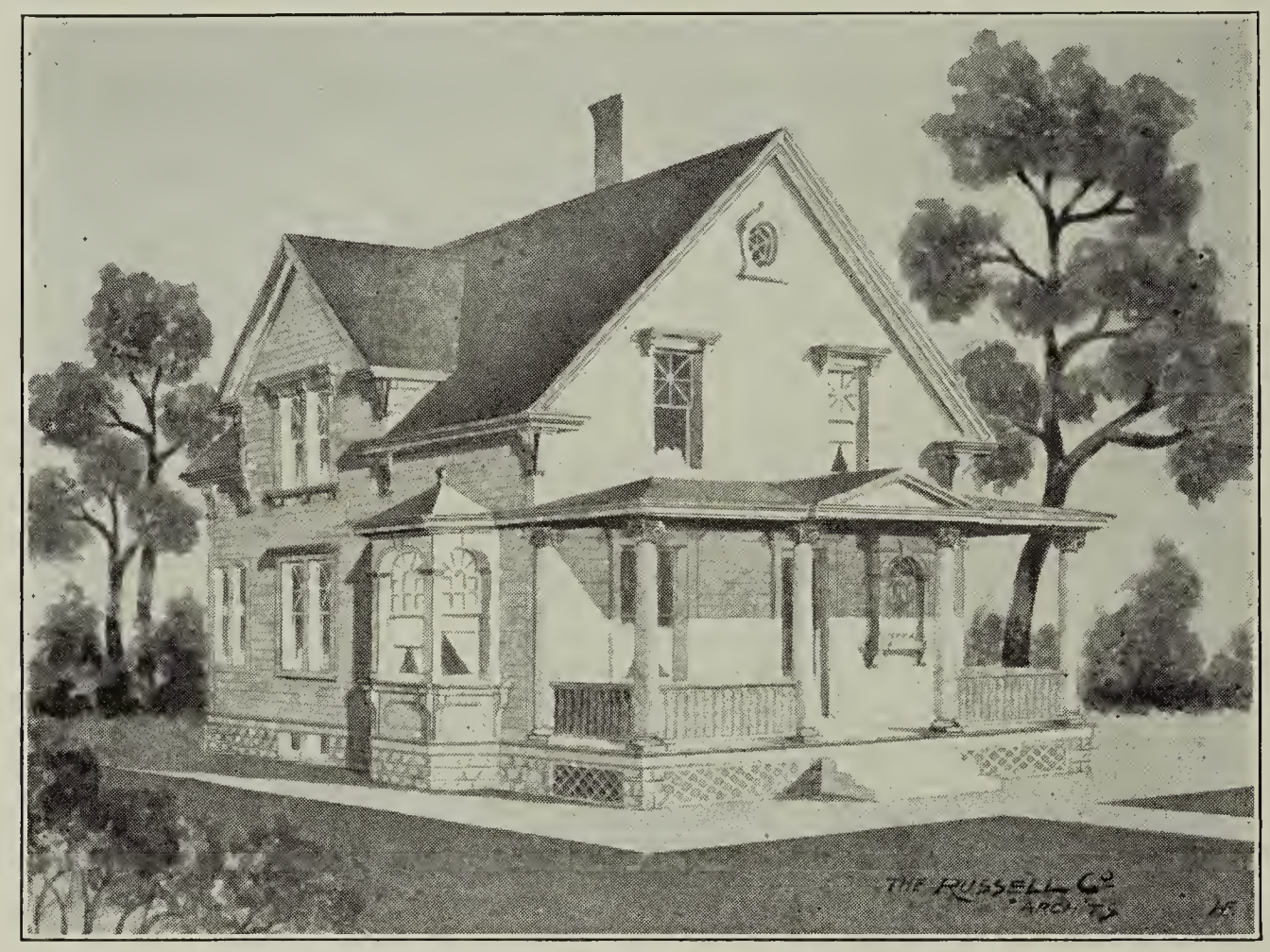
Estimated cost of this cottage would be $1750, exclusive of heating or plumbing.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



No. 106 Complete Plans and Specifications for this house for $15.00

This illustration shows a charming house, very convenient in its plan, and a pretty though simple design.

The cellar walls are made of stone below grade and three range rock above. Siding is specified for the remainder of the exterior, but a very rich looking effect would be secured by using the pressed bricks, which now are so popular. This would add considerable to the first cost, but would soon pay for itself in the saving of expense in painting, repairs, etc.

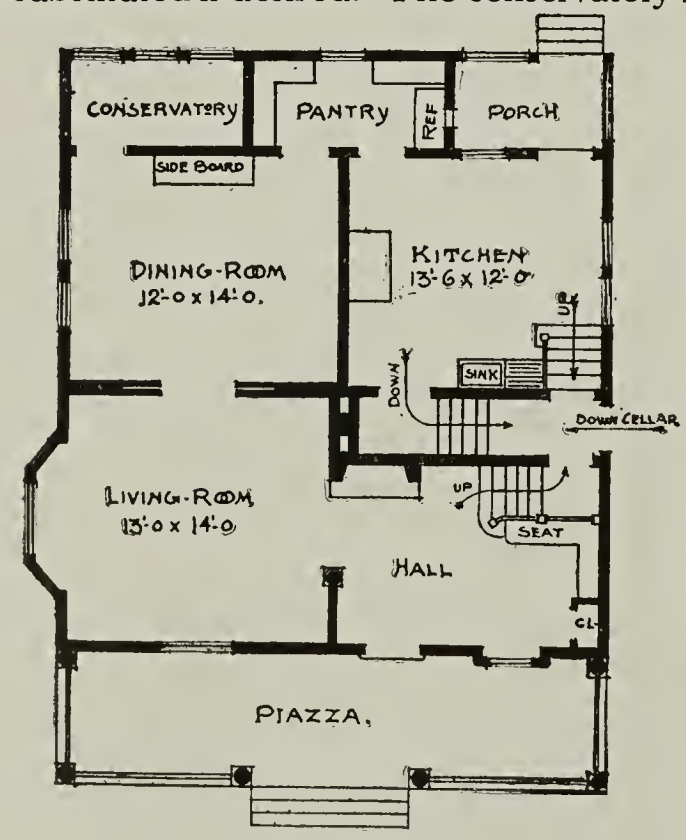
The reception hall with the open staircase to landing, the fire-place directly opposite the front door, the seat extending along the wall and staircase, the coat closet with its fine mirrored door and the quaint little shelf window give an effect which must be pleasing to the most critical.

The living room and dining room are connected by sliding doors; an arch could be substituted if desired. The conservatory might be arranged as a den or sewing room. A large pantry connects the kitchen and here is placed the refrigerator which is filled from rear porch. The cellar stairs lead to a grade landing with door opening outside.

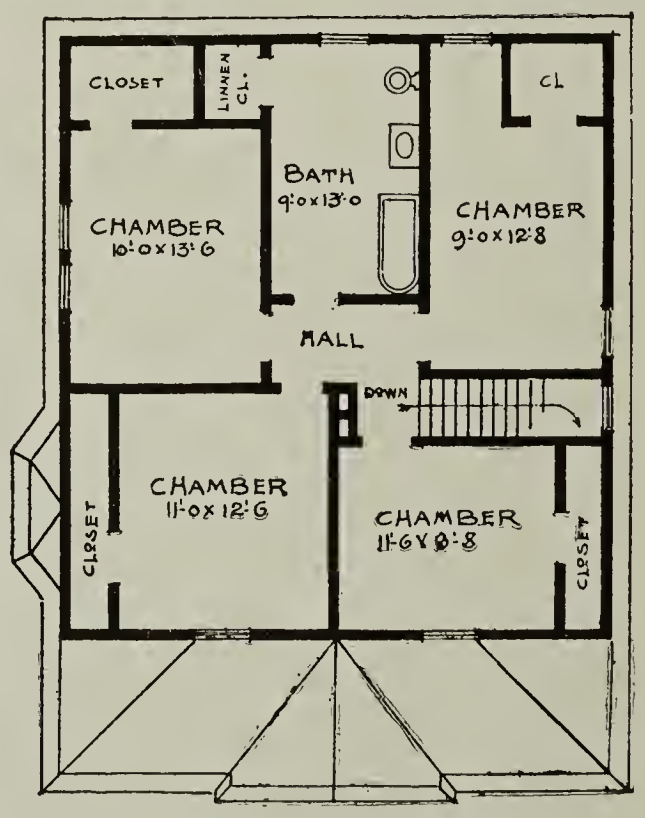
The steps leading from the kitchen connect with stair landing and then to second floor where we have four chambers, each with a roomy closet, and a large bath-room.

The second floor is $8\frac{1}{2}$ ft. high high; the first floor 9 ft., and the basement 7 ft.

This house can be built for $1500.



FIRST FLOOR PLAN



SECOND FLOOR PLAN.

No. 105.

Complete Plans and Specifications of this cottage for $10.00.

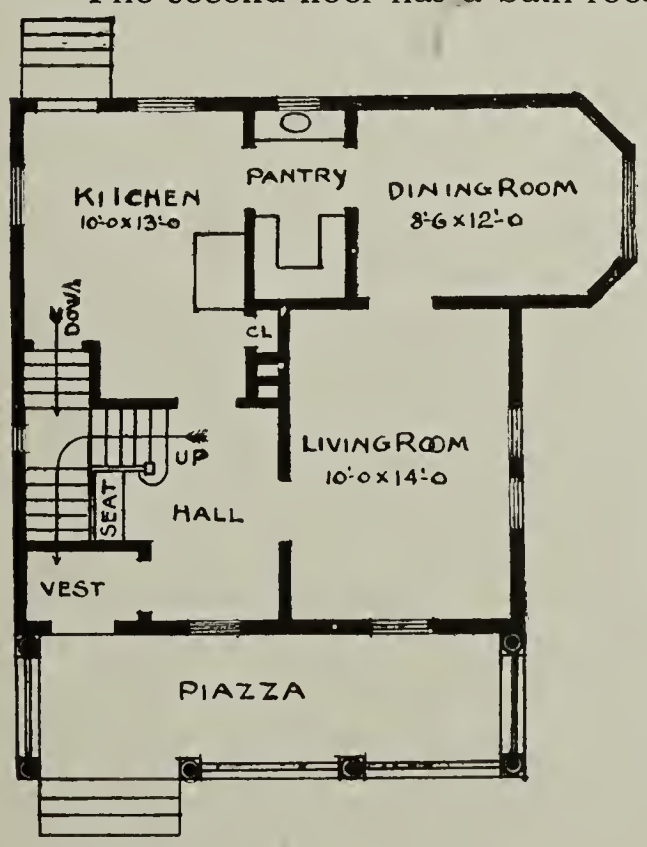
The cottage here illustrated is one that gives the greatest amount of room for the material used, and to those wishing a cottage of moderate cost we would recommend this one.

The broad massive-looking porch adds considerable to the appearance of this home.

We have a small reception hall opening into a 10x14 living room, that leads into a dining room which although not large, is so well shaped as to have good seating capacity. If desired, at a very small additional expense, arches or sliding doors could be substituted between hall and living room and also dining room. This would add considerable to the size of the rooms as far as appearance is concerned.

The large pantry where we have placed the sink gives more room in the kitchen, where as often occurs in houses of this size, space is most needed.

The second floor has a bath-room and three bed-rooms, each having ample closet room.



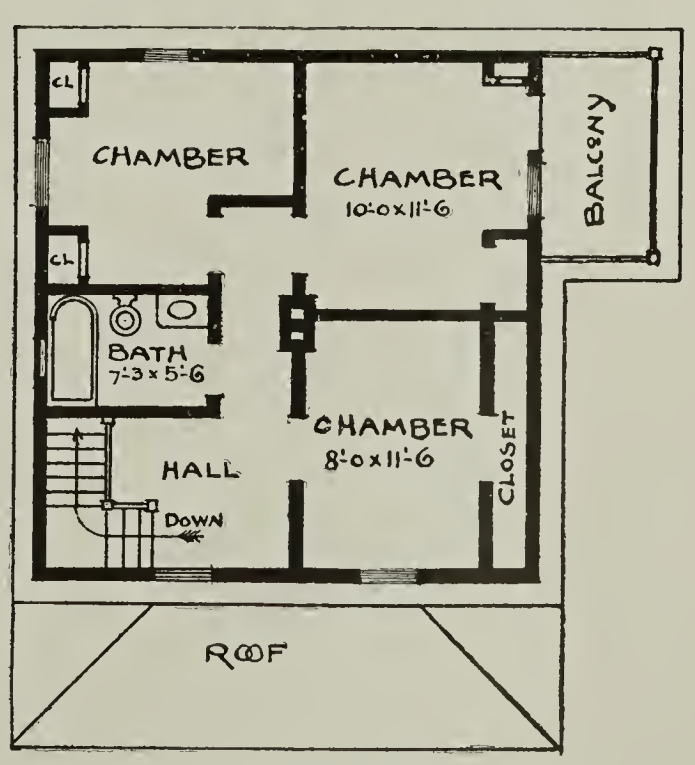
FIRST FLOOR PLAN

The arrangement of chimneys is such in this cottage that, if preferred, stoves could be used for heating.

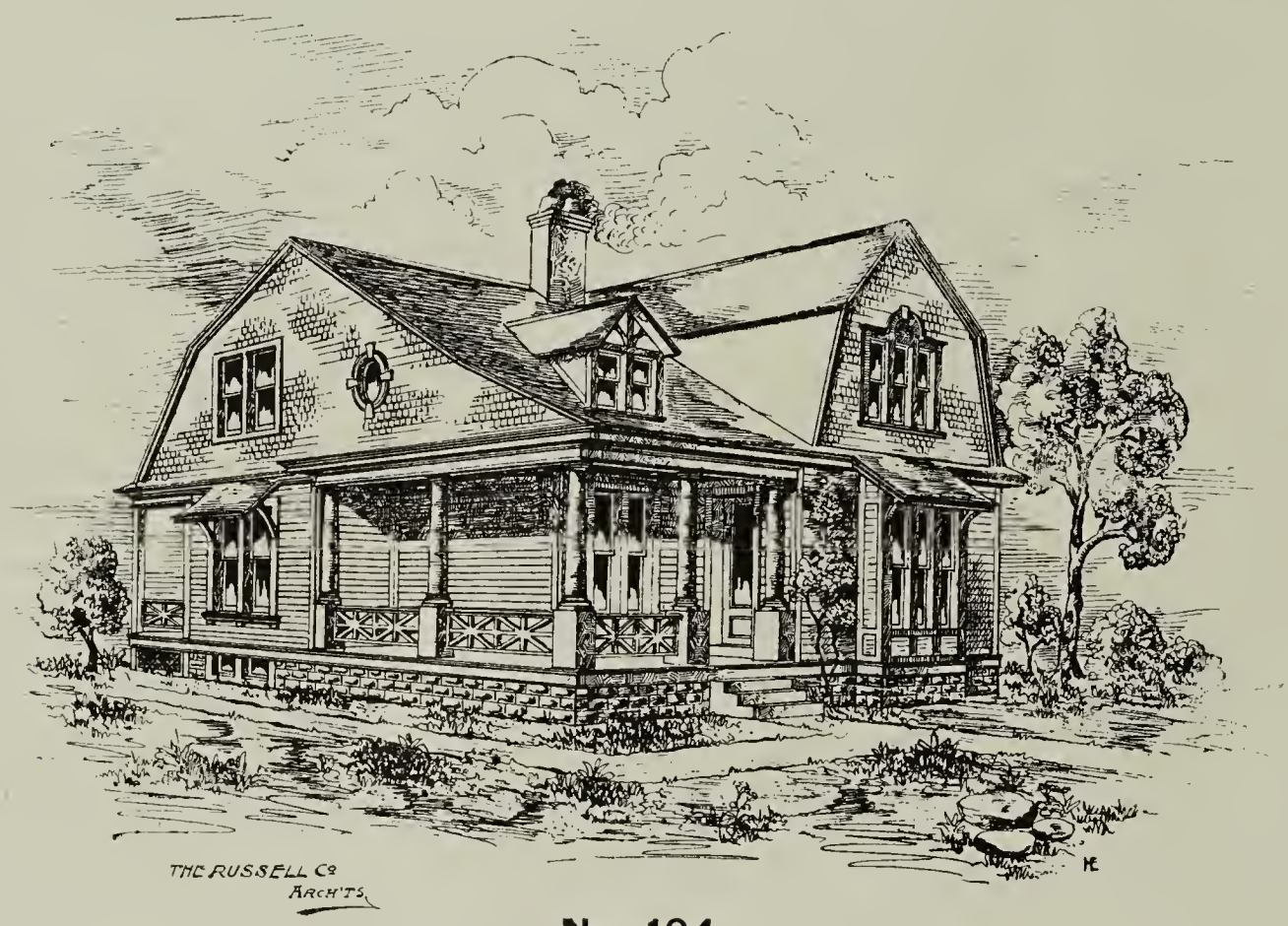
A direct cellar entrance is secured by a door opening on the cellar stairs.

The basement is 7 ft. to joists; first floor 9 ft. and second floor. 8 ft.

This house will cost to build, exclusive of heating or plumbing, $1,000.



SECOND FLOOR PLAN



No. 104

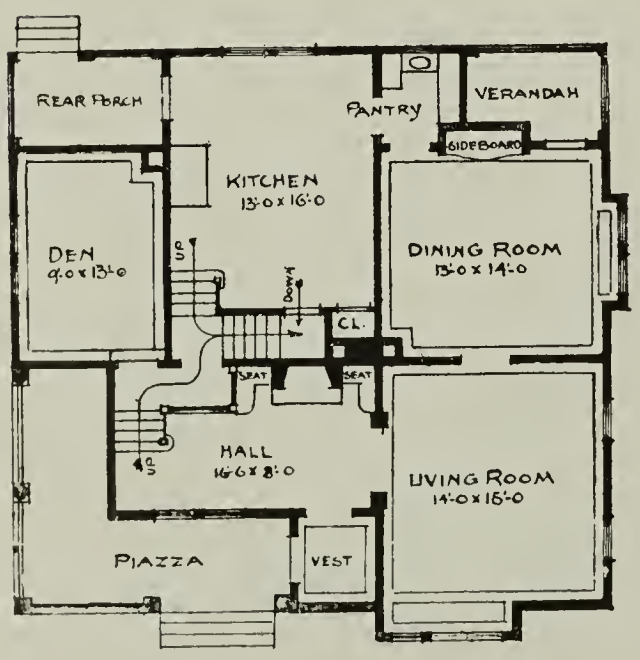
Complete Plans and Specifications for this house for $18.00

The design here shown is of the favored colonial style. The large porch with its substantial columns gives it an inviting homelike appearance. A few small changes in the interior arrangement would make this an ideal farm house. The interior is finished in siding to second floor and shingled on the gables.

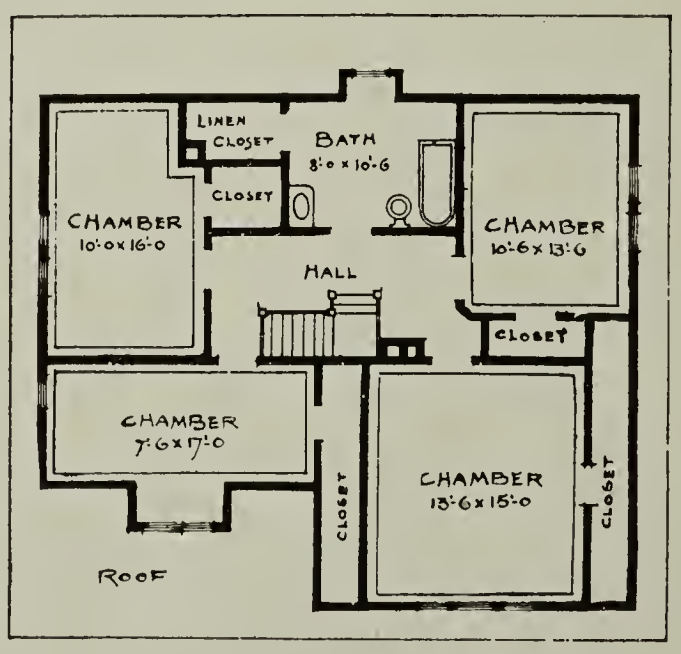
The arrangement of the rooms on first floor, as shown in accompanying floor plans, gives a unique and different idea, but still retains the essence of what is considered essential to a well ordered house.

The view shown of the reception hall must appeal to our readers as having an inviting appearance when first entering the house. The large open fire-place with the seats arranged on either side betokens an air of hospitality that cannot be misunderstood.

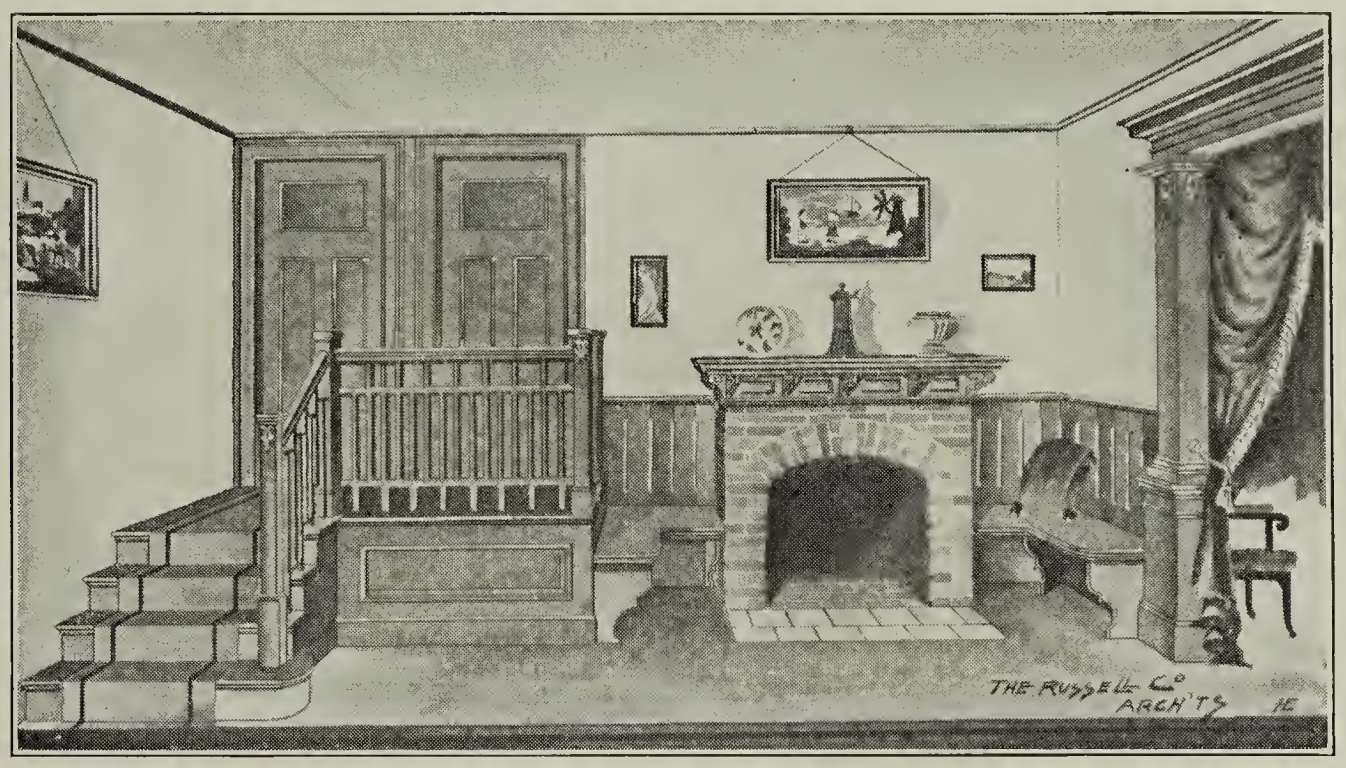
The door on the stairway to the left leads to the den or library. If desired, this room could



FIRST FLOOR PLAN



SECOND FLOOR PLAN.



be used as a bedroom and a door cut through to the kitchen, or by cutting a door through to the porch, it would be convenient for an office.

A large well lighted living-room opens off the hall through the archway shown on the right. This connects by a door with dining room, and if preferred by future owner an archway could be substituted here, or sliding doors placed between the two rooms, as their is ample room for either.

The commodious dining room connects with a small porch which could be enclosed and an attractive little conservatory or sewing room be added at a very slight cost.

The pantry connects with the kitchen, which is 13 x 16, large enough even for a farm house. If this plan is used as a farm house the rear porch could be used as a milk room.

The steps from the kitchen lead to the landing and thus form what is in effect a rear stairway.

We have four large rooms on second floor, each having a large closet, also a fine linen closet off the bath-room.

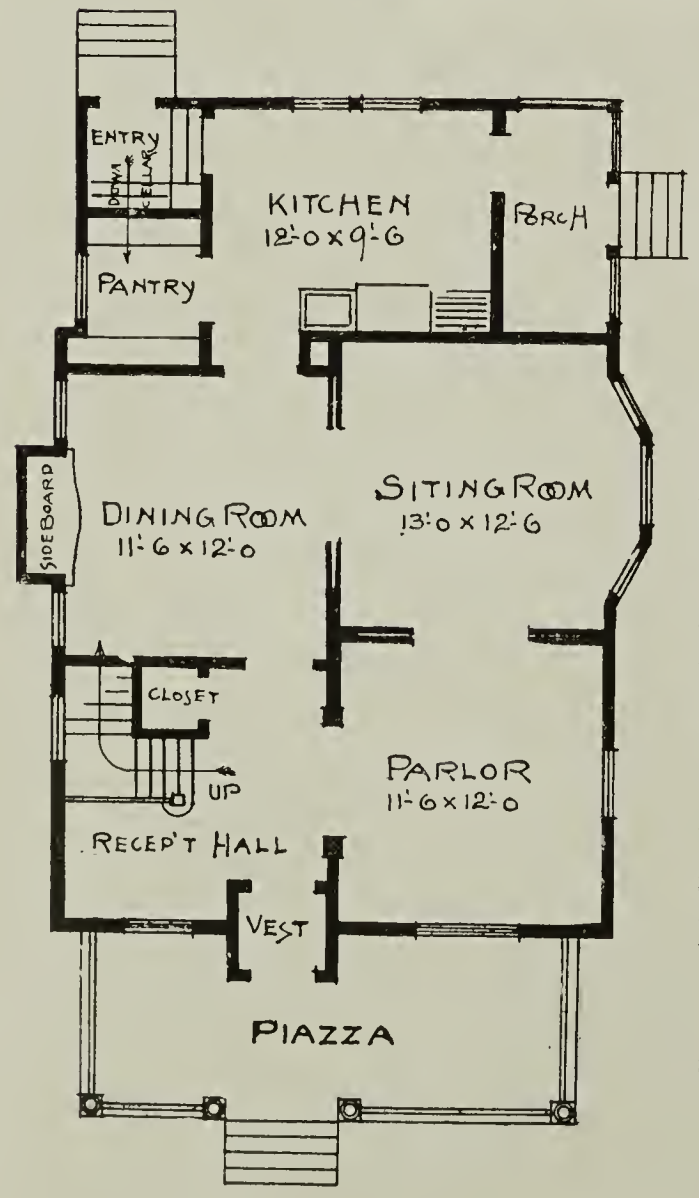
The cellar extends under the entire house and is 7 ft. high. The first floor is 9 ft. and the second floor 8 ft.

This house can be built for $2200 exclusive of heating or plumbing.

A WORD TO OUR FRIENDS:

We have in a number of descriptions suggested changes and alterations which might be made in floor plans, but we would advise our clients on no account to attempt any of these alterations without first consulting us and having their plans changed accordingly. Our advice in building is have everything right before you go ahead.

No. 114 Complete Plans and Specifications for this house for $18.00



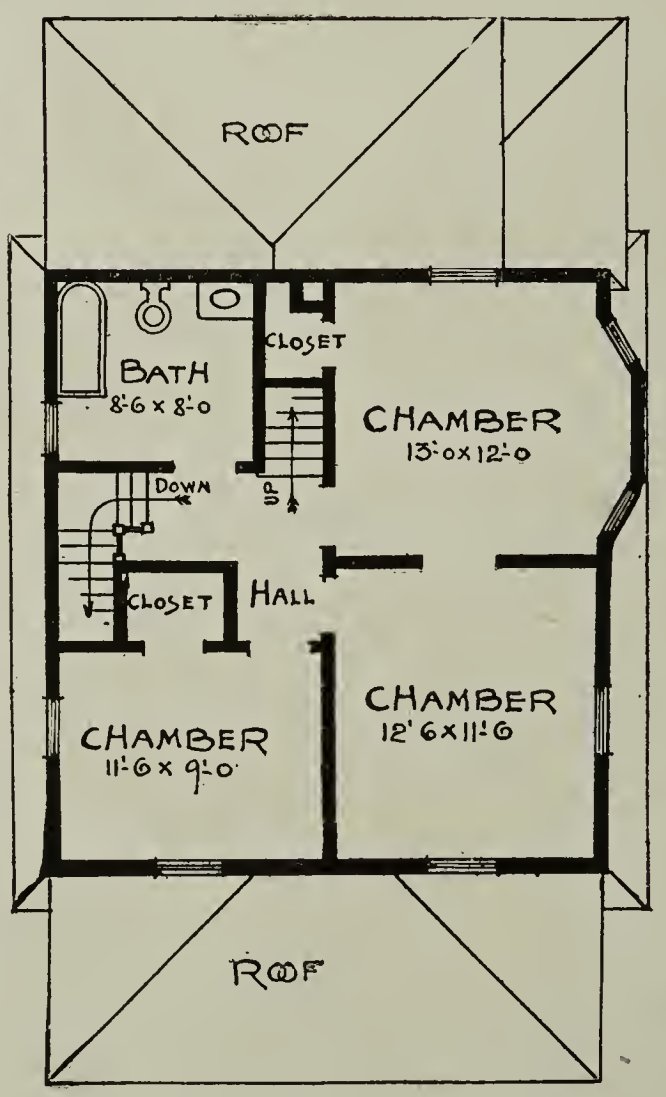
FIRST FLOOR PLAN

The open stairway and view into the living room with its corner fire-place makes a striking picture when first entering the hall.

The cellar stairs open off of passage to front hall where we have a small lavatory. Three large chambers and bath room are provided on second floor and if desired three more could be finished in attic.

This house will cost to build $2150, exclusive of heating or plumbing.

Height of cellar 7 ft.; first floor 9 ft.; and second floor $8\frac{1}{2}$ ft.



SECOND FLOOR PLAN

No. 170

Complete plans and specifications for $18.00

The six room cottage which is the subject of this illustration can be very cheaply constructed when the size of the rooms and the numerous conveniences are considered.

The porch is 8x18 and would make a delightful summer outing place if screened in.

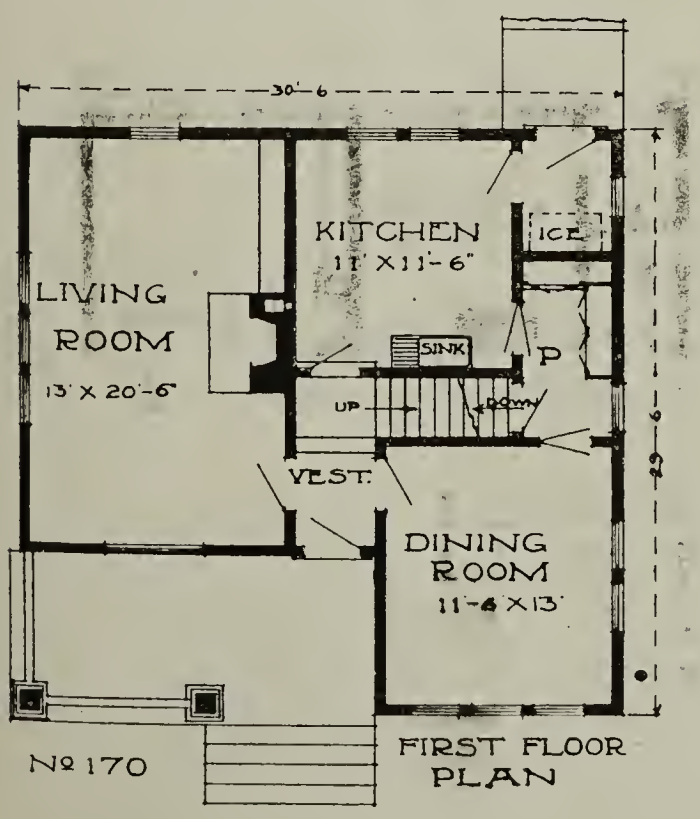
The door to the left in the front hall opens into the fine large living room which has an attractive center fireplace. To the right we have the dining room which is connected through the pantry with a good kitchen.

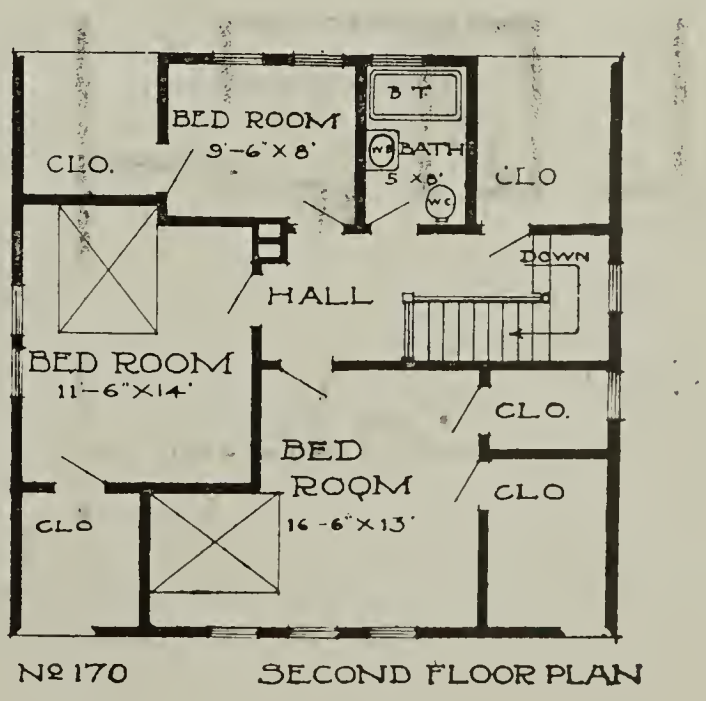
The steps from the kitchen to the landing of stairs permits second floor rooms being reached direct from any first floor room.

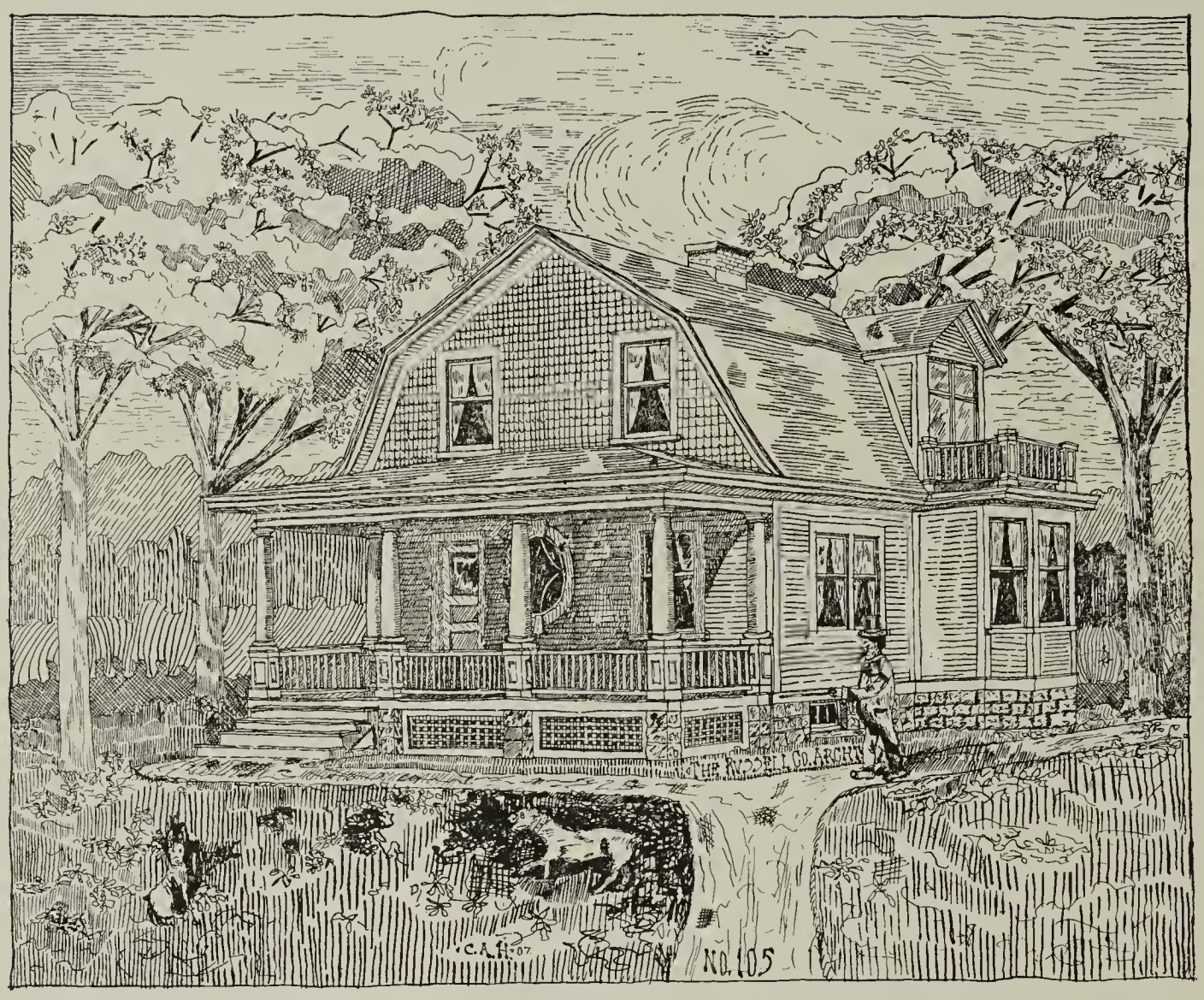
Three good bedrooms and a fine bathroom with ample closet room both for clothing and storage are provided on second floor.

Height of cellar 7½ ft., second floor 8 ft., and first floor 9 ft.

Estimate cost not including plumbing or heating $1350.







No. 105.

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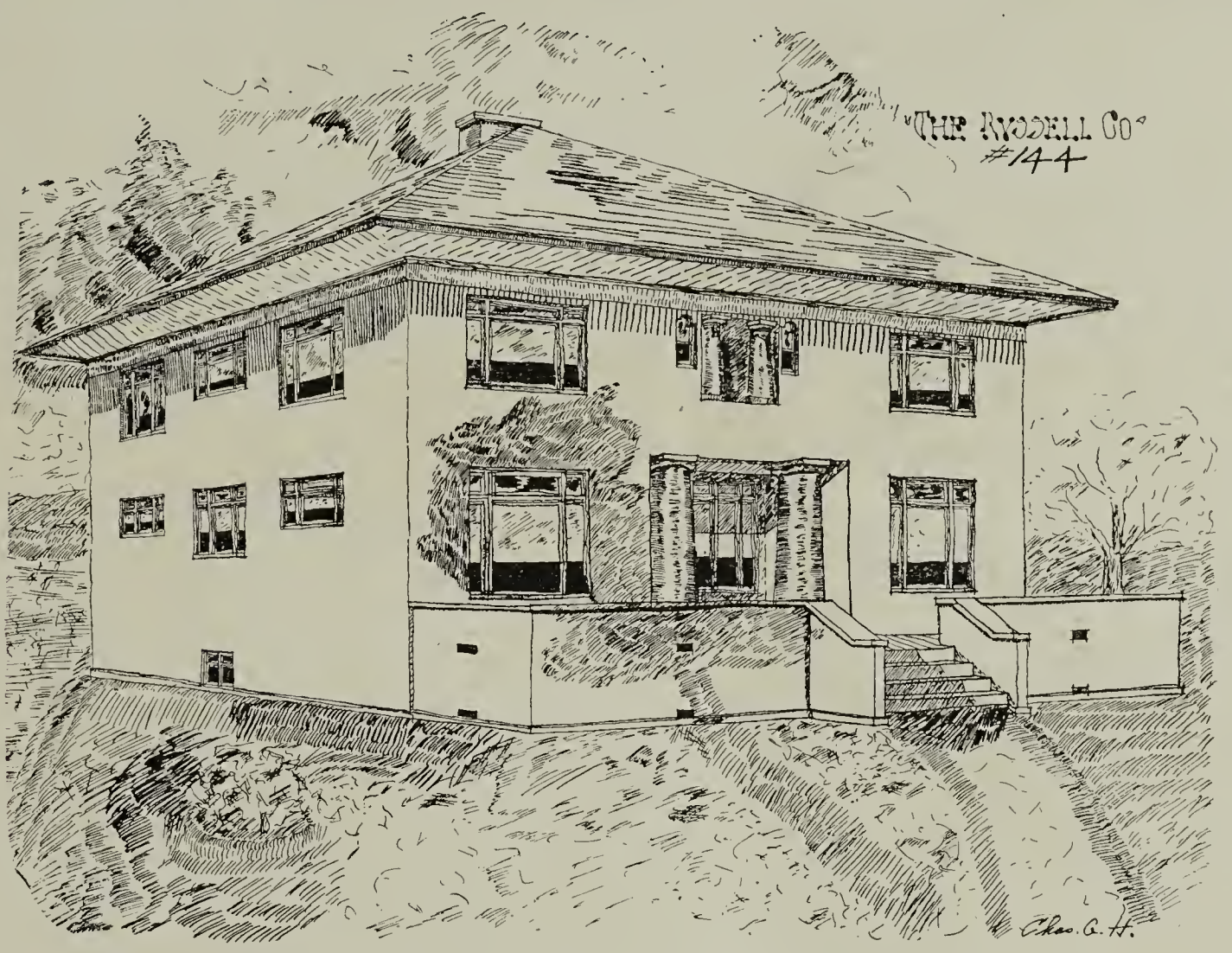


No. 144. Complete Plans and Specifications for $35.00.

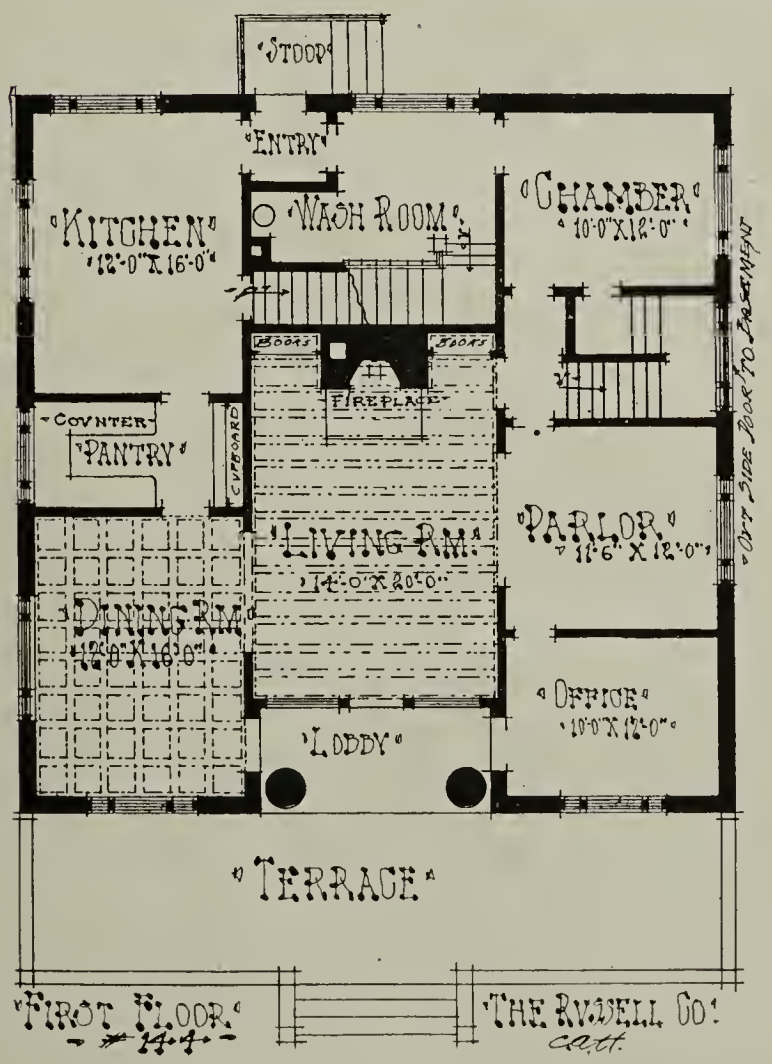
This beautiful house would make an ideal country home or a commodious city residence.

The advantage of having the living room in the center of the house, with almost direct access to all first floor rooms, will be appreciated by all our readers.

The large dining room is connected with a good kitchen by a fine pantry.

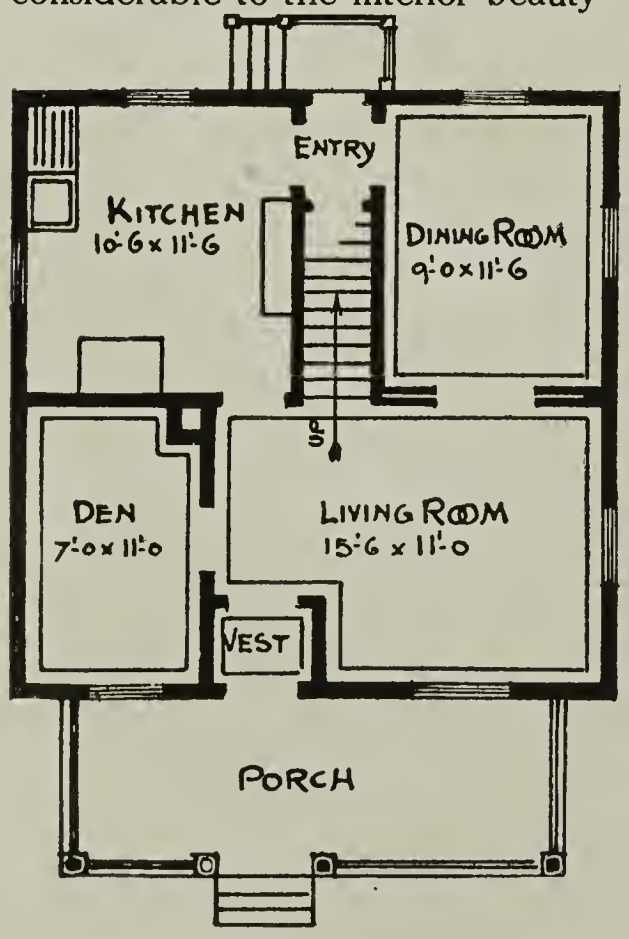
The room designated as office would make an ideal den, if not needed for that purpose.

Six good chambers and a fine bath room are finished on second floor. The large hall is made very attractive by the open fire place at the end.



No. 111 Complete Plans and Specifications for this house for $15.00

A well known merchant built this delightful cottage and we have altered the floor plans a trifle and present it to our readers as one whose outline and arrangement is such as to give them the greatest amount of space and most compact arrangement for an economical home. We have departed entirely from recent designs and present a plan with stairway entirely closed. This of course is considerable saving. The small den shown off the living room might be divided by a column arch and a fire-place and seat placed in the corner. This at a small additional expense would add considerable to the interior beauty



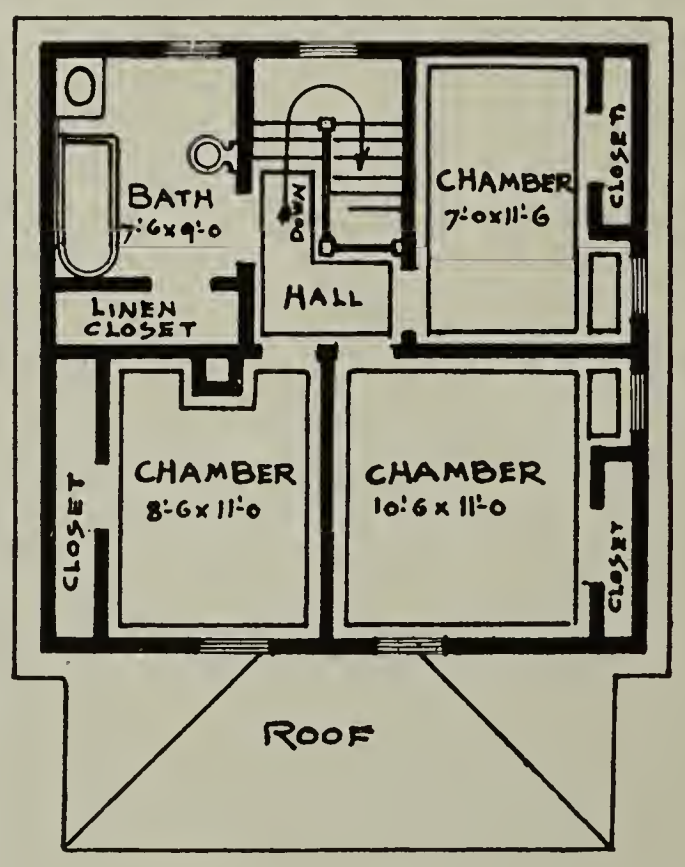
FIRST FLOOR PLAN

Sliding doors divide the dining room, and passing through the back hall we enter a well arranged kitchen. If desired, a small addition might be put on the rear of the house and an entry placed in this, and also a convenient pantry provided.

The second floor has three pretty little bed-rooms, all of which have good closet room.

Height of first floor 9 ft.; second floor $8\frac{1}{2}$ ft.; cellar 7 ft.

This house can be built for $1250, exclusive of heating or plumbing.



SECOND FLOOR PLAN.

No. 133

Complete Plans and Specifications for $28.00

This design is more elaborate than we have before presented to our readers. The beautiful picturesque exterior and well planned interior we know will be pleasing to our many readers.

With the gambrel roof finished in a dark green and mineral red used for remainder of building, and cream color trimmings, this house would present a striking and attractive appearance that would appeal to all lovers of a beautiful and interesting home.

Entering the hall, from which the stairs start, we have to our left a fine living-room with a cozy nook at one end where is placed a fire-place. A full length double window serves as an egress to the large porch which, if enclosed with screens, would be a delightfully cool summer resting place.

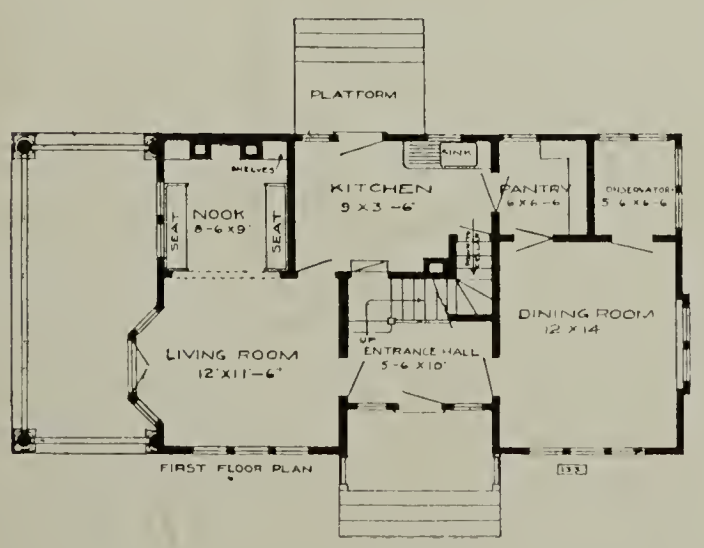
To the right of the hall the well lighted dining-room, with a pleasant little conservatory opening off of it, is connected by a good pantry with the kitchen.

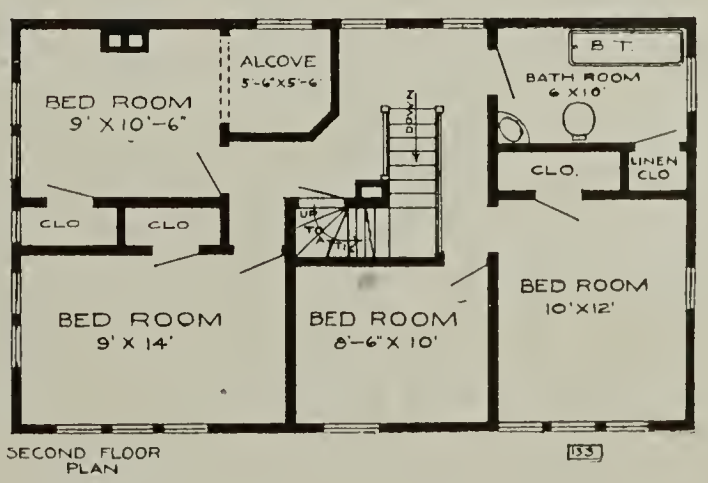
The second floor has four good chambers and a fine bath room.

The attic provides ample room for storage purposes.

Height of cellar, 7 feet; first floor, 9 feet; second floor $8\frac{1}{2}$ feet.

This house will cost to build, exclusive of heating and plumbing, $2,750.





No. 145. Complete Plans and Specifications for $15.00

The low price at which this little concrete house can be built and the cheapness with which it can be kept in repair, will make it interesting to our readers.

Concrete mixture is used for foundation below grade and concrete blocks for the remainder of building, with exception of gables, which are finished with matched boards and two-inch strips over the seams.

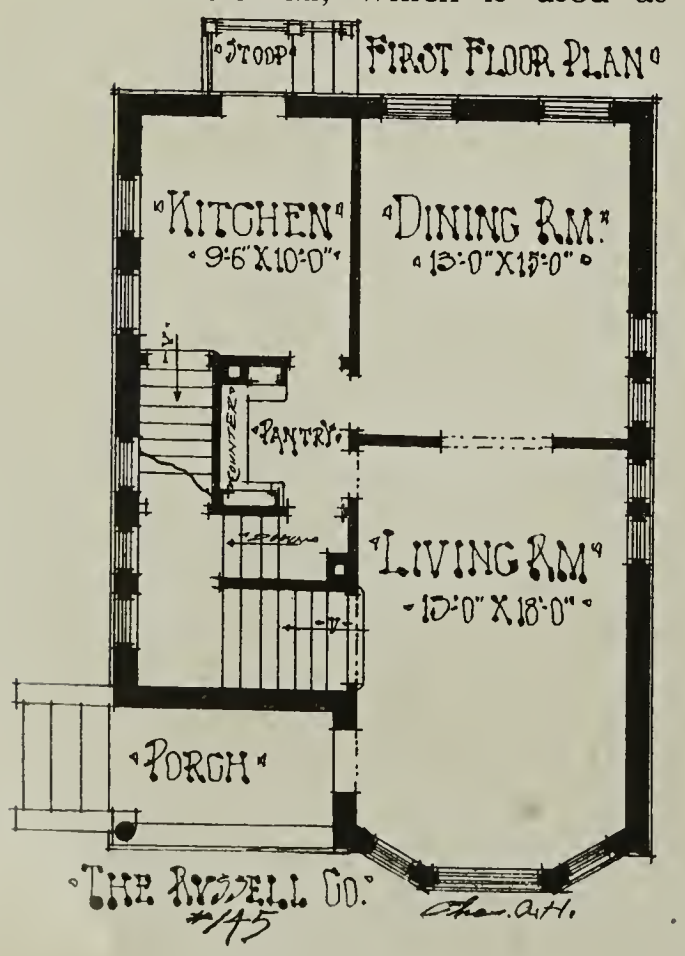
We enter the living room direct from the porch, where we have a pretty view into the dining room.

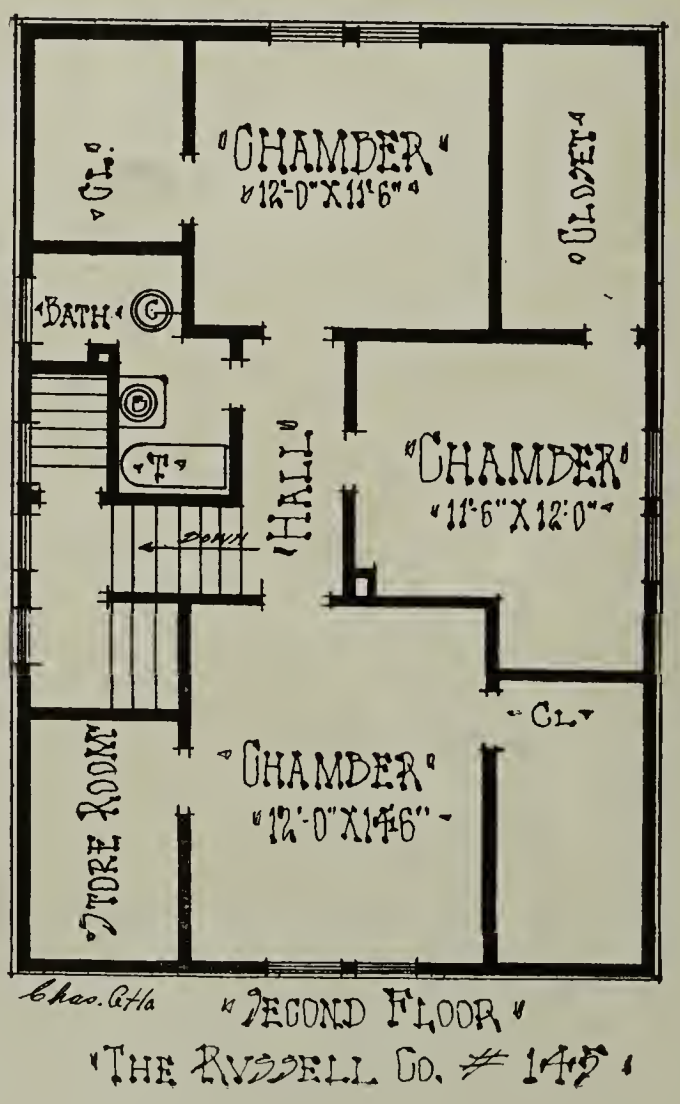
A hall, which is used as a connecting room for all first floor rooms, also has the cellar entrance and pantry cupboards.

Three good chambers with ample closet room are arranged on second floor.

This house can be built for $1500, if built by contract labor.

Seven feet are allowed to joists in cellar and nine feet for first floor and eight and a half for the second.





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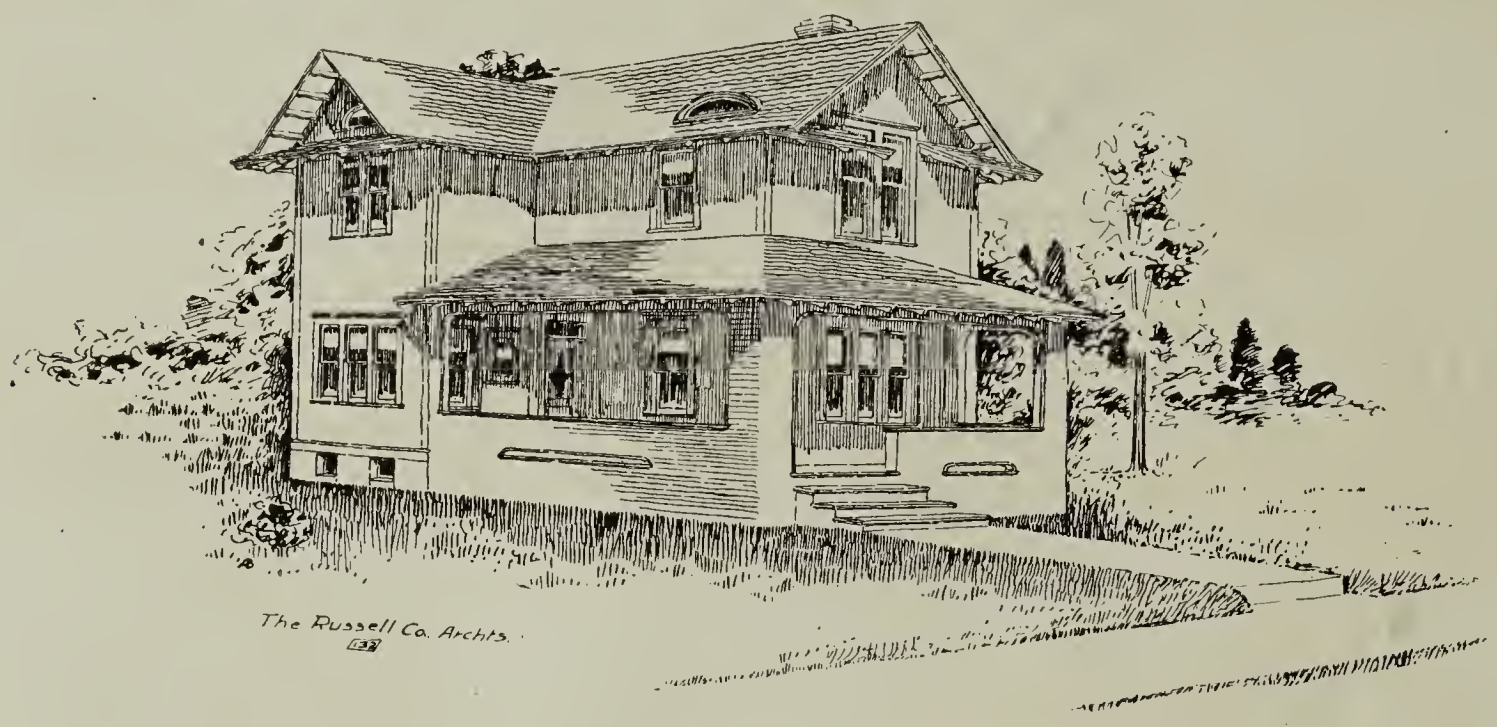
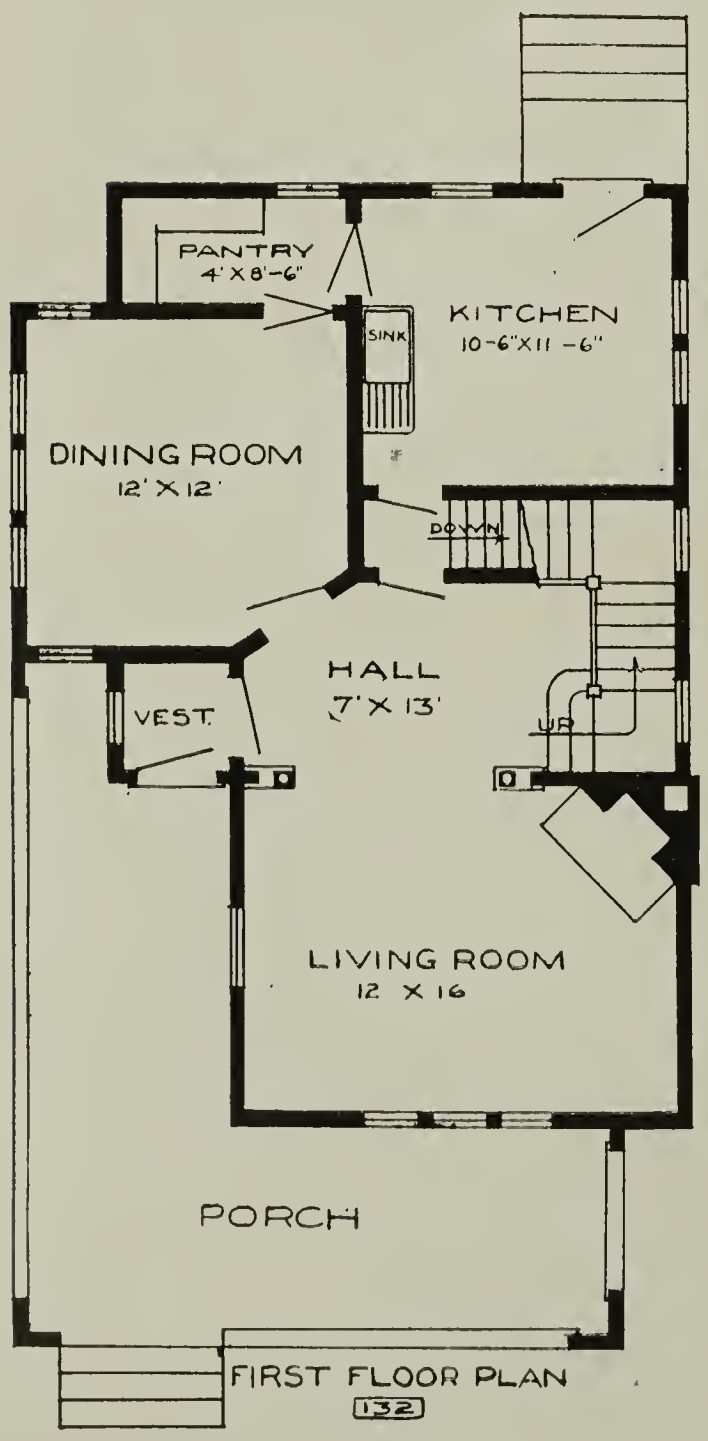


No. 132.

Complete Plans and Specifications for $16.00

You will be well repaid for the time spent in studying this design, as it must suggest to you an interior arrangement that is convenient and pleasing. The wide, semi-enclosed porch and open cornice give this house an appearance in size greatly beyond its actual measurements.

After passing through the vestibule we enter the reception hall, from which the stairs start and which is connected direct with all first floor rooms.



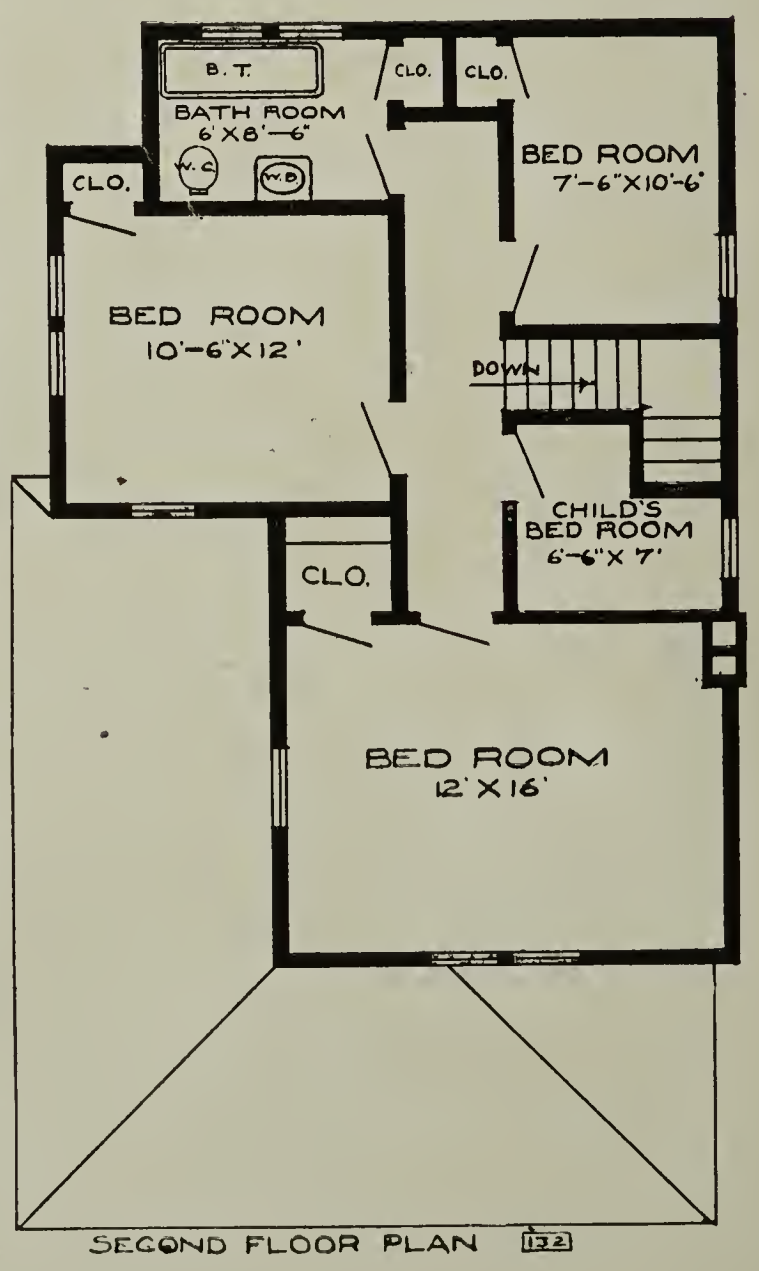
The large living-room with its numerous windows and corner fire-place needs no further comment as to its many desirable features.

The dining-room is well lighted by five windows and is connected with the kitchen by a fine, large pantry.

The cellar stairs are conveniently placed in the passage between the kitchen and the reception hall and have door opening on grade landing to yard.

The second floor has three good chambers, each with a roomy closet and fine bath-room with linen closet.

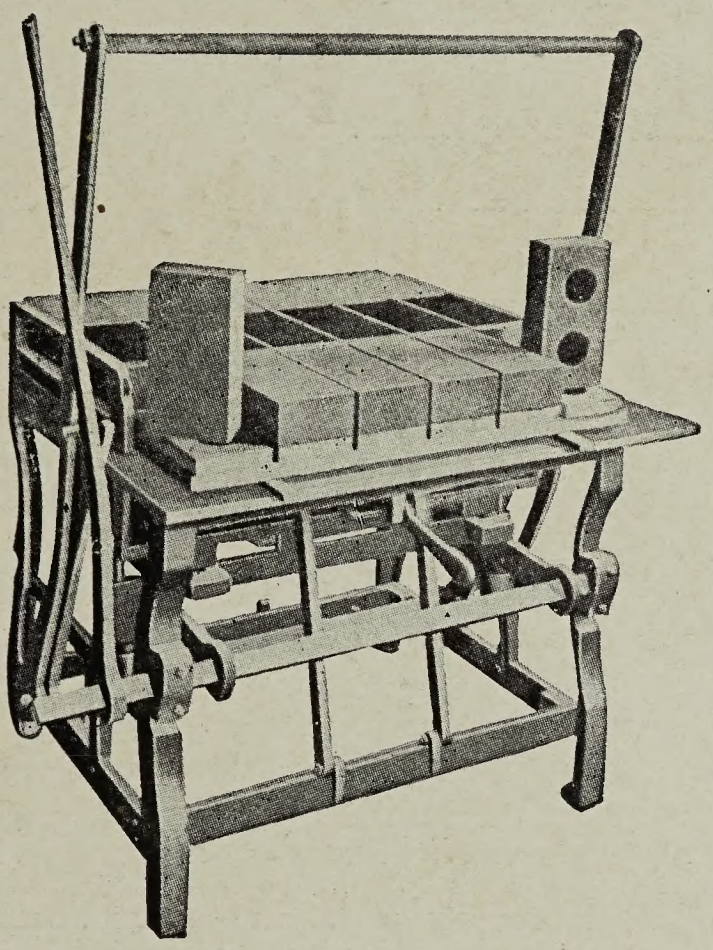
This house will cost to build $1750 exclusive of plumbing or heating.



WINNER

THEY ARE ALL WINNERS

WINNER



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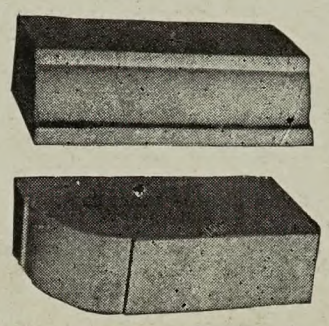

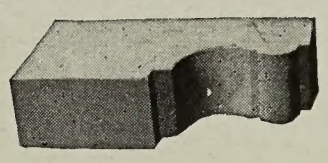

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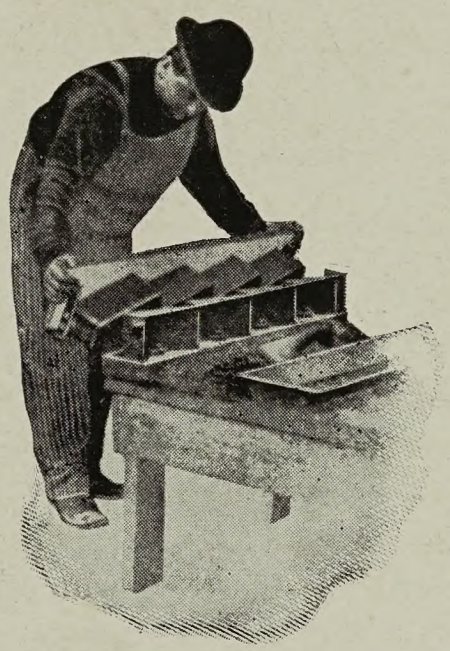

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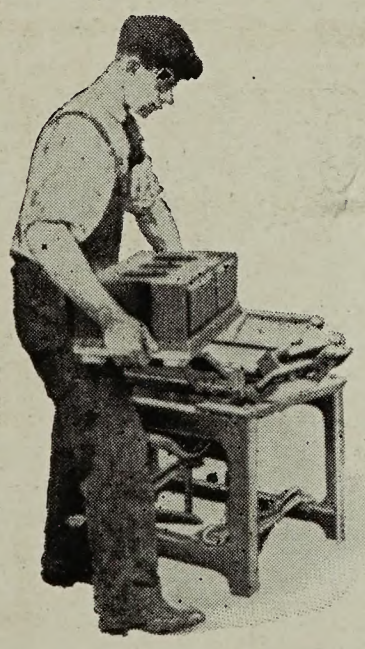

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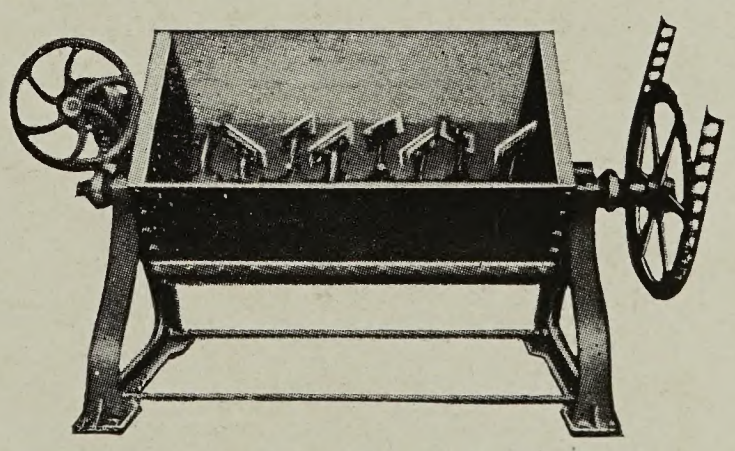

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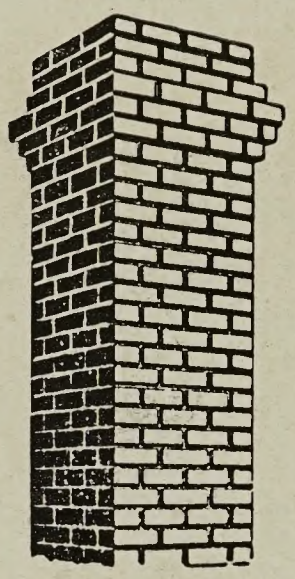

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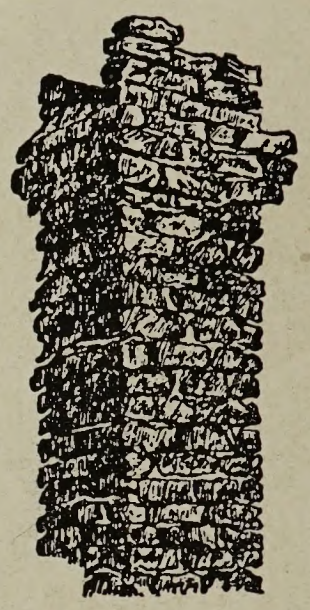

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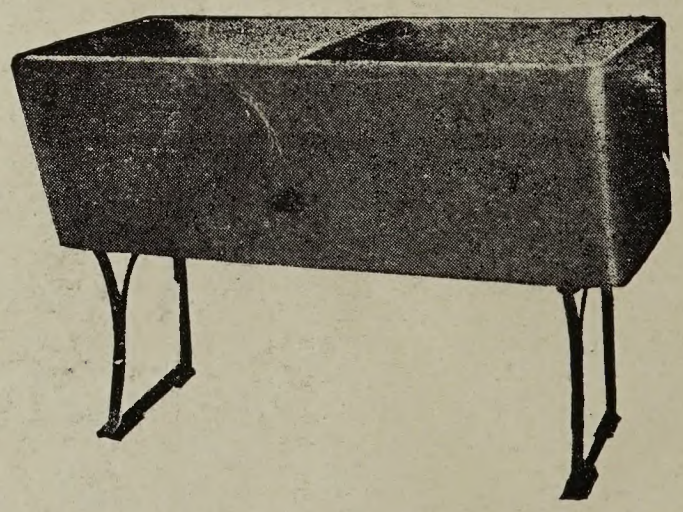

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